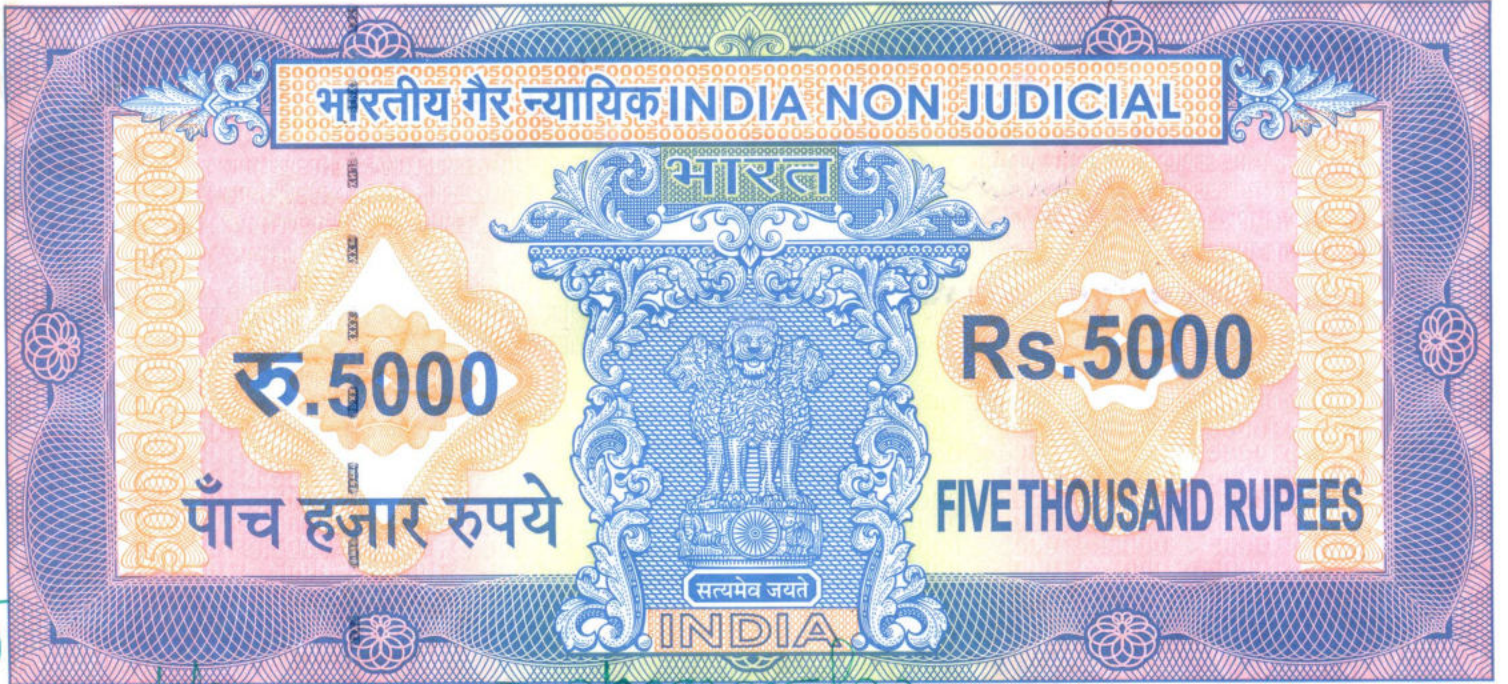


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पश्चिम बंगाल WEST BENGAL

H 277460

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

DEED OF SALE

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

30 AUG 2022

GRN No.	: 19-202223-008776073-1.
Query No.	: 2002083885/2022,
Assessed Market Value	: Rs. 96,00,000/-,
P.S.	: Asansol,
Mouza	: Asansol,
L.R. Plot No.	: 1151,
Area of Land	: 10 Decimal,
Constructed Area	: 1200 Sq. Ft.,
District	: Paschim Bardhaman,

THIS DEED OF SALE is made on this the 06th day of August, 2022.

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Handwritten signature
A do

BETWEEN

1. SMT. CHHANDA CHATTERJEE, (PAN No. ABYPC5806F) wife of Nilkanta Moy Chatterjee, daughter of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by occupation Hindu, by occupation House wife, Nationality Indian, resident of A-42, Adarsh Nagar, P.O.- Kasardih, P.S.- Durg, Chhattisgarh, PIN No.- 491001.,

2. SRI PRABAL KANTI ROY, (PAN No. ADJPR6715R) son of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Retired Person, Nationality Indian, resident of Flat No.- M-7, Kuber A Bahar Co-Op Housing Society, P.O.- Armament, P.S.- Chaturshringi, Pune, Maharashtra, PIN No.- 411021.,

3. SRI ATANU ROY, (PAN No. ADEPR3131Q) son of Late Partha Sarathi Roy, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Retired Person, Nationality Indian, resident of Block A, Flat No.- 1/B, South Dumdum, P.O. & P.S.- Lake Town, North 24 Parganas, PIN No.- 700089, AND

4. SRI SAMIT ROY, (PAN No. ADRPR6223L) son of Late Utpal Roy, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Retired Person, Nationality Indian, resident of Flat No.- 1 E, Block 7, Dream Residency, P.O.- Rajarhat Gopalpur, P.S.- Narayanpur, Dist.- North 24 Parganas, PIN No.- 700136., hereinafter referred to as the **"FIRST PARTY"/"SELLERS"** (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors, assigns).

AND

M/S. NIRBHAY INFRA DEVELOPERS, (PAN No. AAKFN7281L) a registered Partnership Firm, having its office at Malti Mangal Plaza, Unit No.- B/G/10 (B Block, Ground Floor), 130, G.T. Road (East), Rambandhu Talaw, P.O.- Asansol, P.S.- Asansol (S), Chowki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, PIN No.- 713303, West Bengal, Represented by its Partner **SRI MANISH RAI**, (PAN No. AKPPR6512F) son of Late Bashisht Narain Rai, by faith Hindu, by occupation Business, by Citizenship Indian, resident of "Abhishek Apartment",

Contd...P/3.

Chandana Chatterjee
Ad

Arya Kanya Road, P.O.- Asansol, P.S.- Asansol (S), Chowki, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, District Paschim Bardhaman, West Bengal, PIN No.- 713303., hereinafter referred to as the **"SECOND PARTY" "PURCHASER"** (which expression shall unless contrary or repugnant to the context include his legal representatives, heirs, successors-in-office and assigns).

WHEREAS, the property mentioned in the schedule alongwith other properties originally belong to Kanu Bhabini Roy alias Devi, wife Late Sarat Chandra Roy.

AND WHEREAS, said Kanu Bhabini Roy alias Devi, during her lifetime acquired the same by dint of a registered Deed of Sale being No. I-2717 of the year 1941, executed and registered before the Sub-Registrar Office at Asansol.

AND WHEREAS, said Kanu Bhabini Roy alias Devi till her death had been in peaceful uninterrupted possession of the same and also recorded her name in records of right in respect of R.S. Khatian No.- 460, L.R. Khatian No.- 227, of Mouza- Asansol, J.L. No.- 035.

AND WHEREAS, said Kanu Bhabini Roy alias Devi has died on 07.06.1979., and her husband has also died leaving behind him the followings :-

SON :-

- a) Late Partha Sarathi Roy,
- b) Sri Prabal Kanti Roy,
- c) Late Utpal Roy, and
- d) Late Amitava Roy,

DAUGHTER :-

- a) Late Rekha Goswami,
- b) Late Lila Bhattacharya,
- c) Late Chhaya Banerjee,
- d) Smt. Chhanda Chaaterjee,

AND WHEREAS, as per the Hindu Law of succession each of the heirs become owner of the schedule property each having 1/8th. share therein.

Contd...P/4.

Amal Kumar Roy
Adv

(4)

AND WHEREAS, aforesaid Smt. Chhanda Chatterjee and Sri Prabal Kanti Roy, being living son and daughter jointly inherited 1/4th share of all the left away properties of Kanu Bhabini Roy alias Devi and their names have been duly and correctly recorded in respect of L.R. Khatian No.- 6543 & 6541, of Mouza Asansol, J.L. No.- 035.

AND WHEREAS, Partha Sarathi Roy, being one of the son of Kanu Bhabini Roy alias Devi also acquired the said 1/8th share of all the left away properties of Kanu Bhabini Roy alias Devi and his name was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No.- 6542, Mouza-Asansol, J.L. No.- 035.

AND WHEREAS, Partha Sarathi Roy has died on 05.08.2014., and his wife namely Nandita Roy has also died on 15.12.2019. leaving behind their only son namely Atanu Roy as his only heir and successor.

AND WHEREAS, the aforesaid Atanu Roy being their only has become owner of the aforesaid 1/8th share of all the left away properties of Kanu Bhabini Roy alias Devi in right title interest of Partha Sarathi Roy.

AND WHEREAS, after the demise of Partha Sarathi Roy his son namely Atanu Roy has also recorded his name in the L.R.R.O.R. in respect of L.R. Khatian No.- 6566, Mouza Asansol, J.L. No.- 035, and has been in peaceful possession of the schedule property.

AND WHEREAS, Utpal Roy, being another son of Kanu Bhabini Roy alias Devi also acquired the said 1/8th share of all the left away properties of Kanu Bhabini Roy alias Devi and his name was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No.- 6540, Mouza-Asansol, J.L. No.- 035.

AND WHEREAS, Utpal Roy has died on 22.02.2001., and his wife namely Chhabi Roy has also died on 21.02.2009. leaving behind their only son namely Samit Roy as his only heir and successor.

AND WHEREAS, the aforesaid Samit Roy being their only heir has become owner of the aforesaid 1/8th share of all the left away properties of Kanu Bhabini Roy alias Devi in right title interest of Utpal Roy.

AND WHEREAS, after the demise of Utpal Roy his son namely Samit Roy has also recorded his name in the L.R.R.O.R. in respect of L.R. Khatian No.- 6555, Mouza Asansol, J.L. No.- 035, and has been in peaceful possession of the schedule property.

Contd...P/5.

Chhanda Chatterjee
For

Atanu Roy

AND WHEREAS, the First Parties/Sellers being owner also in peaceful possession of the schedule property and jointly owner of undivided $\frac{1}{2}$ (Half) share of all the left away properties of Kanu Bhabini Roy alias Devi and the said undivided $\frac{1}{2}$ (Half) share of the properties has been specifically described in schedule herein below.

AND WHEREAS, the First Party/Sellers residing elsewhere and for the purpose of acquiring other valuable property elsewhere, the First Party/Sellers have decided to transfer the property mentioned in the schedule herein below and ventilated their such desire.

AND WHEREAS, the Second Party/Purchaser has been occupying his property adjacent to the schedule property came across about the intention of the Sellers and for more comfortable use of his property proposed the First Party/Sellers to sell the schedule property in favour of the Second Party/Purchaser.

AND WHEREAS, the First Party/Sellers have agreed with the proposal of the Second Party/Purchaser and proposed unto the Second Party/Purchaser to pay the sum of Rs. 96,00,000/- (Ninety Six Lakh) only as total consideration price towards acquiring of the schedule property.

AND WHEREAS, the Second Party/Purchaser has agreed to pay the aforesaid consideration price of Rs. 96,00,000/- (Ninety Six Lakh) only to the First Party/Sellers towards acquiring of the schedule property.

AND WHEREAS, the Second Party/Purchaser has paid the said sum of Rs. 96,00,000/- (Ninety Six Lakh) only unto the First Party/Sellers in respect of purchasing of the property mentioned in the schedule herein below.

AND WHEREAS, the First Party/Sellers doth hereby acknowledged the receipt of the sum of Rs. 96,00,000/- (Ninety Six Lakh) only from the Second Party/Purchaser.

AND WHEREAS, a Deed of Sale to complete the aforesaid transaction is now required to be executed by the First Party/Sellers.

NOW THIS DEED OF SALE WITNESSETH

That in consideration of the sum of Rs. 96,00,000/- (Ninety Six Lakh) only from the purchaser specifically described in the memo of consideration herein below the sellers doth hereby grant, convey and

Contd...P/6.

*Amal Kumar
Adv*

transfer unto the purchaser all the property described in the schedule hereunder and deliver possession of the schedule property unto the purchaser free from all encumbrances together with all right, title, interest, easements privileges and all common and absolute enjoyment and rights the sellers had and so long enjoyed TO HAVE AND TO HOLD the hereditaments hereby granted and conveyed unto and to the use of the purchaser his heirs, successors, executors, administrators and assigns, forever AND THAT the sellers doth hereby for themselves and their heirs, successors, executors, administrators and assigns covenant with the said purchaser and declare that they are seized and possessed off and have not in any way encumbered or charged or caused anyway the schedule property conveyed by this Deed of Sale and that the said purchaser, his heirs, successors-in-office, executors, administrators and assigns shall and may at all times peaceably and quietly possess the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said sellers or any persons lawfully or equitably claiming from, under or in trust for the sellers and that the purchaser is at liberty to use and enjoy the property according to the purchaser's own choice and preference AND THAT the sellers shall for all times to come at the request and cost of the purchaser, his heirs, executors, administrators or assigns do or execute or caused to be done or execute all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorized person for further and more perfectly assuring the title of the purchaser and also for mutation of the said property or any part thereof in the name of the purchaser that may be required in due course.

It is specifically promised unto the purchaser by the sellers that if for the purpose of mutation of the property in the name of the purchaser before the office of the S.D.L. & L.R.O. Ext.1 Asansol under the State of West Bengal, the presence of the sellers are necessary and require swearing of affidavit(s), the sellers shall make themselves present and will swear affidavit/affidavits in favour of the purchaser before the Authorities concern.

Be it further covenanted that the purchaser, his heirs, successors, administrators or assigns shall enjoy the property with all right, title, interest of the sellers according to their own choice, preference and necessity including all sorts of transferring rights like sale, gift,

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Amulya
Ady

mortgage, etc. etc. or creating tenancy, raising all sorts of building by the purchaser towards conveyed property and to pay tax/taxes to the State Government or Corporation of Panchayat, in the name of the purchaser and to get receipt thereof in his own name.

SCHEDULE

Within the District of **Paschim Bardhaman**, Chowki, Sub-Division and A.D.S.R. office **Asansol**, P.S.- **Asansol**, Under Mouza **Asansol**, J.L. No.- **035**, C.S. Khatian No.- **118**, R.S. Khatian No.- **460**, L.R. Khatian No.- **6541, 6543, 6555 & 6566**, C.S. Plot No.- **652**, R.S. Plot No.- **958**, L.R. Plot No.- **1151**, Classification **Bastu**, Property used as **Bastu**, Area of Land hereby sold by this Deed is **10 (Ten) Decimal**, together with **Residential** house thereon being part Holding No.- **293/27**, Ward No.- **19 (Old) 41 (New)** of **Asansol Municipal Corporation**, Constructed Area sold by this Deed is **1200 Sq. Ft.** out of which **600 Sq. Ft.** in **Ground Floor** and **600 Sq. Ft.** in **First Floor**, made of **Cemented Floor** of more than 50 years old, specifically undivided $\frac{1}{2}$ (Half) share of the entire building together with all easements, common right attached thereto.

BUTTED & BOUNDED BY :-

On the East - S.P. Mukherjee Road,
On the West - Property of Ghosh,
On the North - S.P. Mukherjee Road by Lane,
On the South - Property of Nirbhay Infra Developers,

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

Contd...P/8.

Shankar Singh
Adi

MEMO OF CONSIDERATION**ATANU ROY**

Cheque No.	Mode of Payment	Date	Amount
470222	NEFT	25.08.2021.	1,00,000/-
855672	NEFT	29.03.2022.	2,00,000/-
993092	Cheque	20.04.2022.	7,00,000/-
205872	Cheque	05.08.2022.	14,00,000/-
			Total 24,00,000/-

SAMIT ROY

Cheque No.	Mode of Payment	Date	Amount
470226	NEFT	25.08.2021.	1,00,000/-
993101	Cheque	20.04.2022.	9,00,000/-
205873	Cheque	05.08.2022.	14,00,000/-
			Total 24,00,000/-

PRABAL KANTI ROY

Cheque No.	Mode of Payment	Date	Amount
470225	NEFT	25.08.2021.	1,00,000/-
993100	Cheque	20.04.2022.	9,00,000/-
205874	Cheque	05.08.2022.	14,00,000/-
			Total 24,00,000/-

CHHANDA CHATTERJEE

Cheque No.	Mode of Payment	Date	Amount
470227	NEFT	25.08.2021.	1,00,000/-
993102	Cheque	20.04.2022.	9,00,000/-
205875	Cheque	05.08.2022.	14,00,000/-
			Total 24,00,000/-

Total Consideration Price Rs. 96,00,000/- (Ninety Six Lacs).

Contd...P/9.

Chhandal Chatterjee
for

IN WITNESSES WHERE OF the Sellers put their signature unto these present day, month and year mentioned at the outset of this Deed out of their free will & volition fully understanding the contents hereof.

WITNESSES :

1. *Ramesh Chakraborty,*
S/o. S. B. N. Chakraborty,
S/o. - Vill. & P.O. Chhotadighari,
P.S. - Hirapur,
Dist. - Paschim Bardhaman.
Pin. - 713326.

2. *Gautam Goswami*
S/o late P. K. Goswami.
36/4 S.G.G. Road.
Dhakuria. Kol - 700031

1. *Chanda Chatterjee*

2. *Prabal Kanti Roy*

3. *Aban Roy*

4. *SANJAY Roy*

Signature of the "FIRST PARTY"/"SELLERS"

NIRBHAY INFRA DEVELOPERS

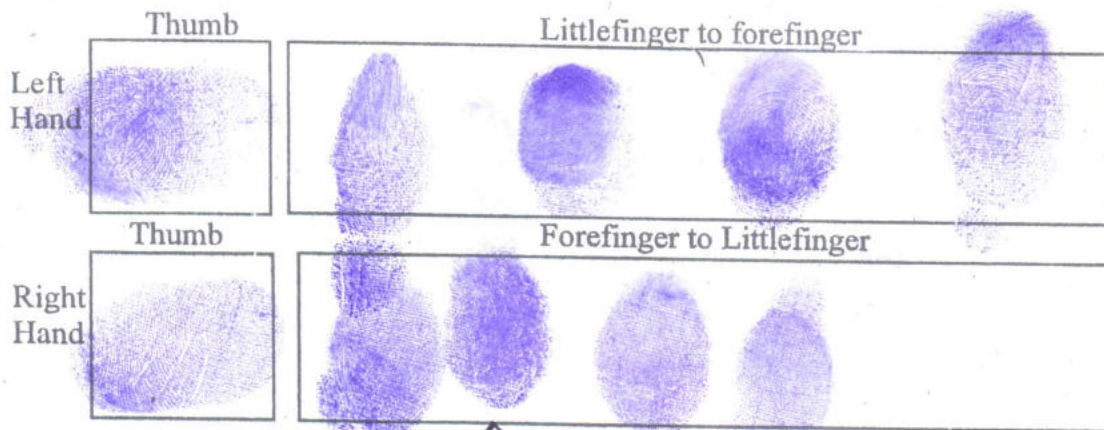
Mamir Bar
Partner

Signature of the "SECOND PARTY"/"PURCHASER"

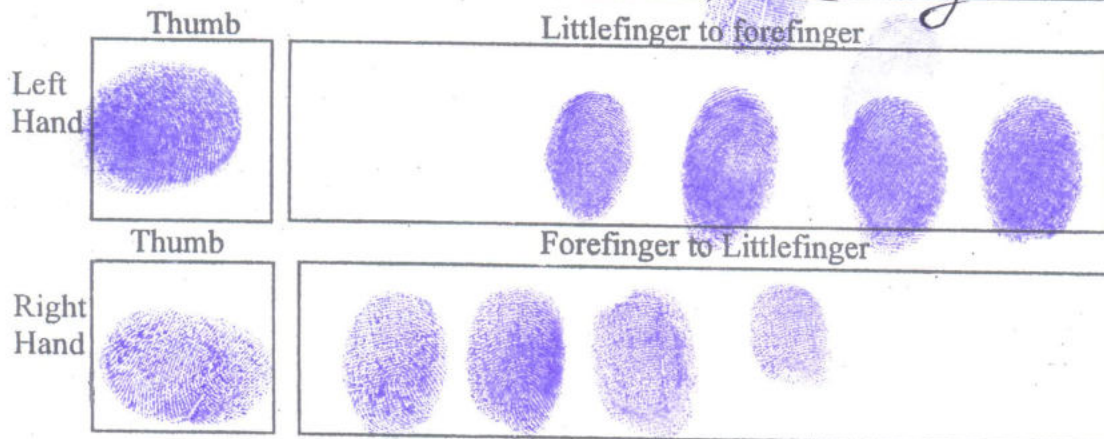
Prepared by me as per instruction of the Sellers and readover and explained the content to the Sellers & printed in my office.

Ayan Ranjan Mukherjee
(Ayan Ranjan Mukherjee) *(Chakraborty)*
Advocate, Asansol Court.
Enrolment No. WB/1072/2009.

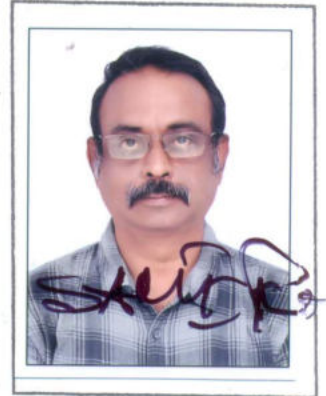
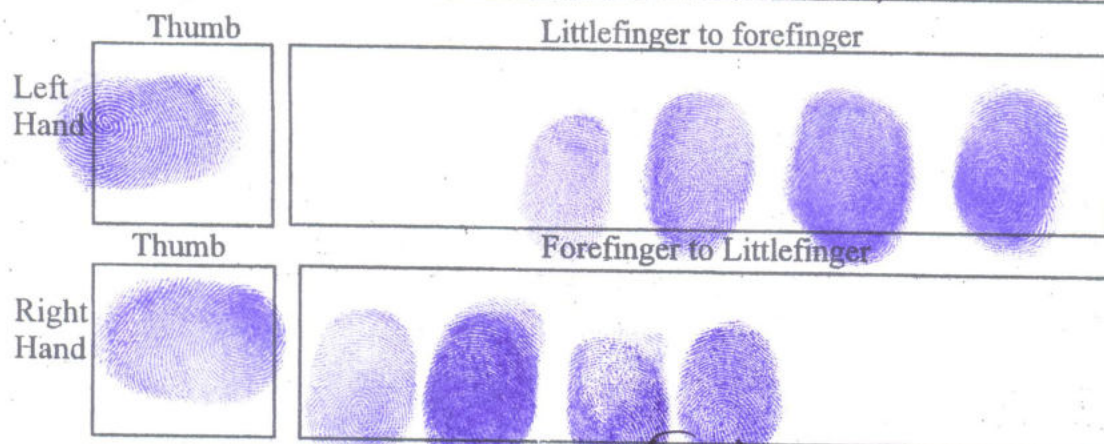
Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed to be treated as part of this Deed.



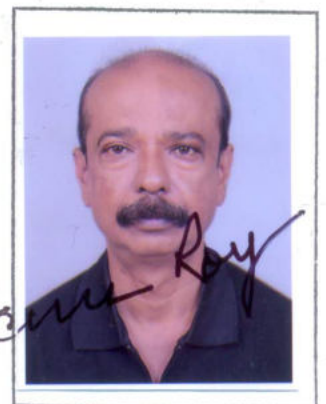
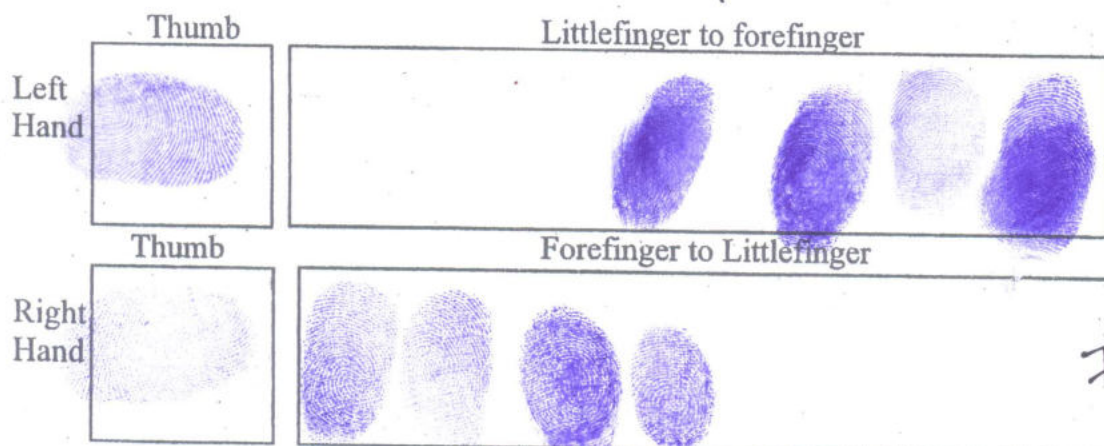
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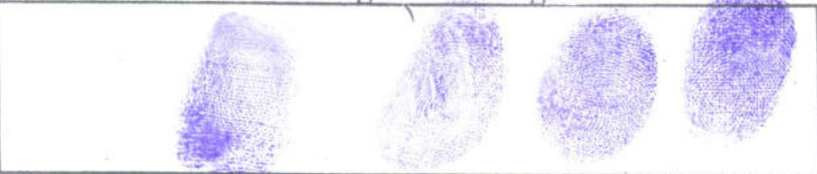
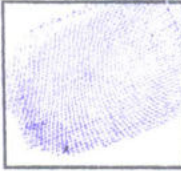
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Finger Print attested by me : Samir Roy

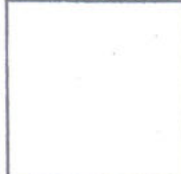
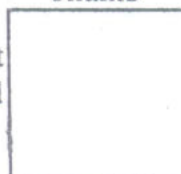
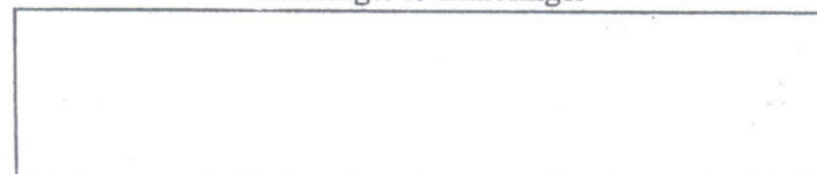


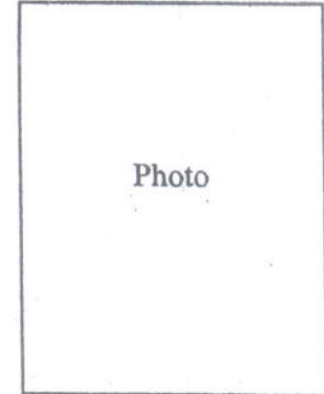
Finger Print attested by me : Homi Roy

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Right Hand	Thumb	Forefinger to Littlefinger
		

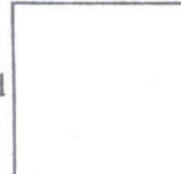
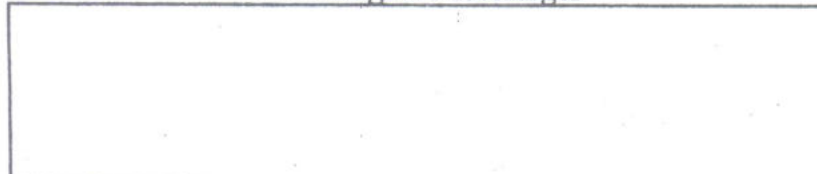
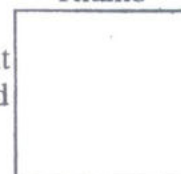
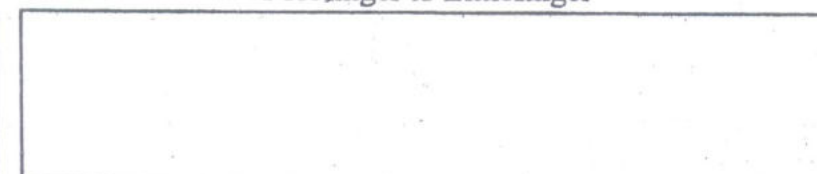


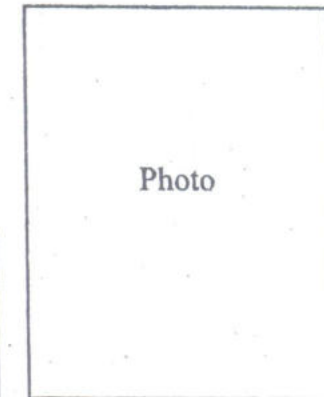
Finger Print attested by me : Mamika Bai

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Right Hand	Thumb	Forefinger to Littlefinger
		

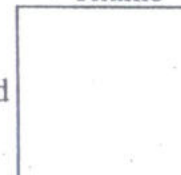
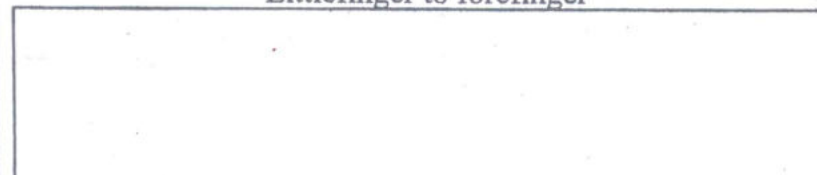
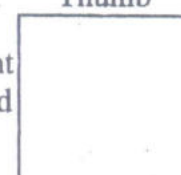
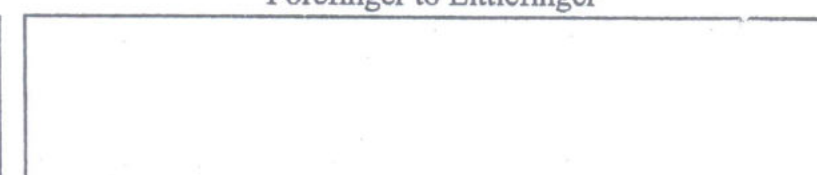


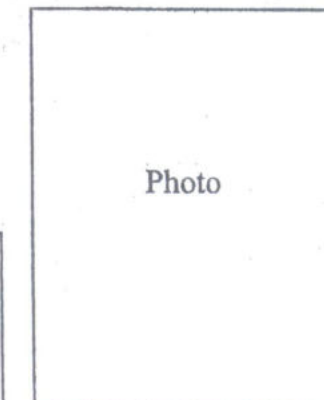
Finger Print attested by me :

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Right Hand	Thumb	Forefinger to Littlefinger
		



Finger Print attested by me :

Left Hand	Thumb	Littlefinger to forefinger
		
Right Hand	Thumb	Forefinger to Littlefinger
		



Finger Print attested by me :



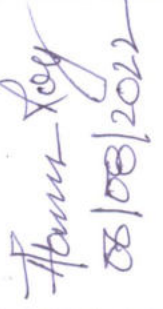
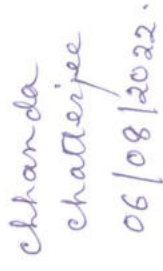
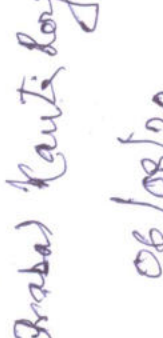
Government of West Bengal

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 23052002083885/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ATANU ROY BLOCK A, SOUTH DUMDUM, City:- Not Specified, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India. PIN:- 700089	Seller			 08/08/2022
2	Smt CHHANDA CHATTERJEE A-42, ADARSH NAGAR, DRUG, City:- Not Specified, P.O:- DRUG, P.S:-DURG, District:- Durg, Chhattisgarh, India, PIN:- 491001	Seller			 06/08/2022
3	Shri PRABAL KANTI ROY FLAT No.- M-7, KUBER A BAHAR Co- Op HOUSING SOCIETY, City:- Not Specified, P.O:- PUNE, P.S:-PUNE, District:- Pune, Maharashtra, India, PIN:- 411021	Seller			 06/08/22

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
4	Shri MANISH RAI ABHISHEK APARTMENT, ARYA KANYA ROAD, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Represent ative of Buyer [M S NIRBHAY INFRA DEVELOP RS]			<i>Manish Rai</i> 06/08/2022
5	Shri SAMIT ROY FLAT NO.- 1E, BLOCK 7, DREAM RESIDENCY, City:- Not Specified, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Seller			<i>SAMIT ROY</i> 6/8/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Ramesh Chakraborty Son of Shri B N Chakraborty VILL.- CHHOTODIGHARI, Village:- CHHOTODIGHARI, P.O:- CHHOTODIGHARI, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713326	Shri ATANU ROY, Smt CHHANDA CHATTERJEE, Shri PRABAL KANTI ROY, Shri MANISH RAI, Shri SAMIT ROY			<i>Ramesh Chakraborty</i> 06/08/2022

(Manoj Kumar Mandal)

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABYPC5806F	
	नाम /NAME CHHANDA CHATTERJEE	
	पिता का नाम /FATHER'S NAME SARAT CHANDRA ROY	
	जन्म तिथि /DATE OF BIRTH 31-08-1948	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, जबलपुर COMMISSIONER OF INCOME-TAX, JABALPUR

Chhanda Chatterjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADJPR6715R	
	नाम /NAME PRABALKANTI SARATCHANDRA ROY	
	पिता का नाम /FATHER'S NAME SARATCHANDRA RAMDURLABH ROY	
	जन्म तिथि /DATE OF BIRTH 30-09-1939	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, गुज.-1, अहमदाबाद COMMISSIONER OF INCOME-TAX, GUJ.-1, AHMEDABAD

Prabal Kanti Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATANU ROY

PARTHA SARATHI ROY

09/06/1965

Permanent Account Number

ADEPR3131Q

Parta Sarathi Roy

Signature



Parta Sarathi Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADRPR6223L
	नाम /NAME SAMIT ROY
	पिता का नाम /FATHER'S NAME UTPAL ROY
	जन्म तिथि /DATE OF BIRTH 26-07-1970
हस्ताक्षर /SIGNATURE	
मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा Chief Commissioner of Income-tax, Karnataka & Goa	

SAMIT ROY



NIRBHAY INFRA DEVELOPERS

M. Anand
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANISH RAI
BASHISHT NARAIN RAI

09/09/1977

Permanent Account Number
AKPPR6512F


Signature




In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई सी एस एल,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Manish Rai



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

GRN Details

GRN:	192022230087760731	Payment Mode:	Online Payment
GRN Date:	01/08/2022 18:09:17	Bank/Gateway:	HDFC Bank
BRN :	1860427323	BRN Date:	01/08/2022 18:11:10
Payment Status:	Successful	Payment Ref. No:	2002083885/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	MANISH RAI
Address:	MALTI MANGAL PLAZA ASANSOL
Mobile:	8918584440
EMail:	nirbhayinfra@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2002083885
Applicant's Name:	Shri Ayan Ranjan Mukherjee
Identification No:	2002083885/4/2022
Remarks:	Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002083885/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	379010
2	2002083885/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	96007
3	2002083885/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1500

Total 476517

IN WORDS: FOUR LAKH SEVENTY SIX THOUSAND FIVE HUNDRED SEVENTEEN ONLY.

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ATANU ROY Son of Late PARTHA SARATHI ROY BLOCK A, SOUTH DUMDUM, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence
2	Smt CHHANDA CHATTERJEE (Presentant) Wife of NILKANTHA MOY CHATTERJEE A-42, ADARSH NAGAR, DRUG, City:- Not Specified, P.O:- KASARDIH, P.S:-DURG, District:-Durg, Chhattisgarh, India, PIN:- 491001 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence
3	Shri PRABAL KANTI ROY Son of Late SARAT CHANDRA ROY FLAT No.- M-7, KUBER A BAHAR Co-Op HOUSING SOCIETY, City:- Not Specified, P.O:- ARMAMENT, P.S:-CHATUSHRUNGI, District:-Pune, Maharashtra, India, PIN:- 411021 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence
4	Shri SAMIT ROY Son of Late UTPAL ROY FLAT NO.- 1E, BLOCK 7, DREAM RESIDENCY, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2022 , Admitted by: Self, Date of Admission: 06/08/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S NIRBHAY INFRA DEVELOPERS MALTI MANGAL PLAZA, UNIT No.- B/G/10,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri MANISH RAI Son of BASHISHT NARAIN RAI ABHISHEK APARTMENT, ARYA KANYA ROAD, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S NIRBHAY INFRA DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ramesh Chakraborty Son of Shri B N Chakraborty VILL.- CHHOTODIGHARI, Village:- CHHOTODIGHARI, P.O:- CHHOTODIGHARI, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713326			
Identifier Of Shri ATANU ROY, Smt CHHANDA CHATTERJEE, Shri PRABAL KANTI ROY, Shri MANISH RAI, Shri SAMIT ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ATANU ROY	M S NIRBHAY INFRA DEVELOPERS-2 Dec
2	Smt CHHANDA CHATTERJEE	M S NIRBHAY INFRA DEVELOPERS-2 Dec
3	Shri PRABAL KANTI ROY	M S NIRBHAY INFRA DEVELOPERS-3 Dec
4	Shri SAMIT ROY	M S NIRBHAY INFRA DEVELOPERS-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA CHATTERJEE	M S NIRBHAY INFRA DEVELOPERS-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ATANU ROY	M S NIRBHAY INFRA DEVELOPERS-300.00000000 Sq Ft
2	Smt CHHANDA CHATTERJEE	M S NIRBHAY INFRA DEVELOPERS-300.00000000 Sq Ft
3	Shri PRABAL KANTI ROY	M S NIRBHAY INFRA DEVELOPERS-300.00000000 Sq Ft
4	Shri SAMIT ROY	M S NIRBHAY INFRA DEVELOPERS-300.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P.Mukherjee 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	LR Plot No:- 1151, LR Khatian No:- 6543	Owner:ছন্দা চ্যাটার্জী, Gurdian:নীলকান্তময় চ্যাটার্জী, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt CHHANDA CHATTERJEE
L2	LR Plot No:- 1151, LR Khatian No:- 6543	Owner:ছন্দা চ্যাটার্জী, Gurdian:নীলকান্তময় চ্যাটার্জী, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt CHHANDA CHATTERJEE

On 01-08-2022

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 96,00,000/-



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

On 06-08-2022

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

Presented for registration at 19:20 hrs on 06-08-2022, at the Private residence by Smt CHHANDA CHATTERJEE , one of the Executants.

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

Execution is admitted on 06/08/2022 by 1. Shri ATANU ROY, Son of Late PARTHA SARATHI ROY, BLOCK A, SOUTH DUMDUM, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person, 2. Smt CHHANDA CHATTERJEE, NILKANTHA MOY CHATTERJEE, A-42, ADARSH NAGAR, DRUG, P.O: KASARDIH, Thana: DURG, , Durg, CHHATTISGARH, India, PIN - 491001, by caste Hindu, by Profession House wife, 3. Shri PRABAL KANTI ROY, Son of Late SARAT CHANDRA ROY, FLAT No.- M-7, KUBER A BAHAR Co-Op HOUSING SOCIETY, P.O: ARMAMENT, Thana: CHATUSHRUNGI, , Pune, MAHARASHTRA, India, PIN - 411021, by caste Hindu, by Profession Retired Person, 4. Shri SAMIT ROY, Son of Late UTPAL ROY, FLAT NO.- 1E, BLOCK 7, DREAM RESIDENCY, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person

Indetified by Shri Ramesh Chakraborty, , , Son of Shri B N Chakraborty, VILL.- CHHOTODIGHARI, P.O: CHHOTODIGHARI, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Business

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

Execution is admitted on 06-08-2022 by Shri MANISH RAI, PARTNER, M S NIRBHAY INFRA DEVELOPERS (Partnership Firm), MALTI MANGAL PLAZA, UNIT No.- B/G/10,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Shri Ramesh Chakraborty, , , Son of Shri B N Chakraborty, VILL.- CHHOTODIGHARI, P.O: CHHOTODIGHARI, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Business



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

On 30-08-2022

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 Fees

Certified that required Registration Fees payable for this document is Rs 96,007/- (A(1) = Rs 96,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 96,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2022 6:11PM with Govt. Ref. No: 192022230087760731 on 01-08-2022, Amount Rs: 96,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1860427323 on 01-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,84,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,79,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 117, Amount: Rs.5,000/-, Date of Purchase: 29/07/2022, Vendor name: P K Das
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2022 6:11PM with Govt. Ref. No: 192022230087760731 on 01-08-2022, Amount Rs: 3,79,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1860427323 on 01-08-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 166683 to 166710
being No 230507595 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.08.31 11:31:16 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/08/31 11:31:16 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)