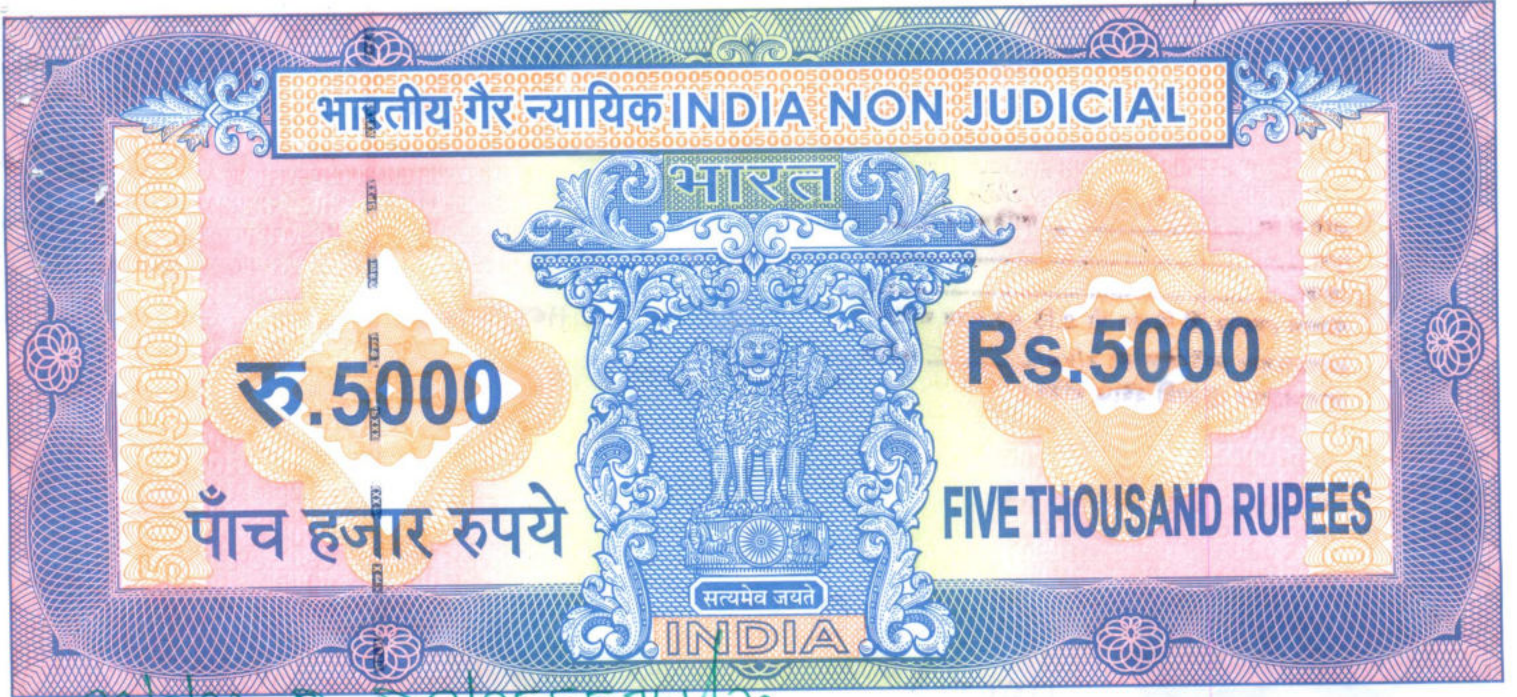


7531/2022

D-7617



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 278779

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. : 19-202223-010525092-1.
Query No. : 2002555741/2022,
Assessed Market Value : Rs. 72,00,000/-,
P.S. : Asansol,
Mouza : Asansol,
L.R. Plot No. : 1151,
Area of Land : 7 Decimal,
Constructed Area : 900 Sq. Ft.
District : Paschim Bardhaman,

THIS DEED OF SALE is made on this the 26th. day of August, 2022.

Contd...P/2.

Amal Kumar
Asansol

(2)

BETWEEN

1. SMT. SONALI GHOSH, (PAN No. ATLPG6403F) wife of Sri Asok Kumar Ghosh, daughter of Late Pijush Kanti Goswami and Late Rekha Goswami, Granddaughter of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation House wife, Nationality Indian, resident of 78 Bank Colony, 2nd. Floor, P.O.- Dhakuria, P.S.- Dhakuria, Kolkata- 700031., West Bengal,

2. SRI GAUTAM GOSWAMI, (PAN No. AUBPG5171B) son of Late Pijush Kanti Goswami and Late Rekha Goswami, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Business, Nationality Indian, resident of 36/4, Sarat Ghosh Garden Road, P.O.- Dhakuria, P.S.- Dhakuria, Kolkata- 700031., W.B.,

3. SRI SIDDHARTHA BHATTACHARYA, (PAN No. AGMPB9860H) son of Late Sanjib Kumar Bhattacharya and Late Lila Bhattacharya, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Retired Person, Nationality Indian, resident of 167A/1, Sarat Ghosh Garden Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata- 700031., West Bengal,

4. SRI INDRANEEL BHATTACHARYA, (PAN No. ADJPB5947R) son of Late Sanjib Kumar Bhattacharya and Late Lila Bhattacharya, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Service, Nationality Indian, resident of Thirumala Blossom, Flat No.- 2A, Block-A, Gottigore, Bannerghatta Road, Bangalore South, Karnataka, PIN No.- 560083.,

5. SMT. IPSITA GIRI, (PAN No. AIDPG0161D) wife of Sri Madhab Chandra Giri, daughter of Late Sanjib Kumar Bhattacharya and Lila Bhattacharya, Granddaughter of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation House wife, Nationality Indian, resident of 17 Sarat Basu Road, Rabindra Nagar, P.S.- Dum Dum, Dist.- North 24 Parganas, West Bengal, PIN No.- 700065.,

6. SRI SOURAV BANDOPADHYAY, (PAN No. AGRP6444J) son of Late Mohini Mohan Bandopadhyay and Late Chhaya Banerjee, Grandson of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation Service, Nationality Indian, resident of Sheakhala, P.O.- Sheakhala, P.S.- Chanditala, Dist.- Hooghly, West Bengal, PIN No.- 712706., AND

Contd...P/3.

Amulya
20/10/17

(3)

7. SMT. SARBARI MUKHERJEE, (PAN No. COOPM8013B) wife of Sri Asoke Kumar Mukherjee, daughter of Late Mohini Mohan Banerjee @ Bandopadhyay and Late Chhaya Banerjee, Granddaughter of Late Sarat Chandra Roy and Late Kanu Bhabini Roy alias Devi, by faith Hindu, by occupation House wife, Nationality Indian, resident of Mohisila Colony No.- 2, Green View Park, Ushagram, P.O.- Asansol, P.S.- Asansol (S) Dist.- Paschim Bardhaman, West Bengal, PIN No.- 713303., hereinafter jointly 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", 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.- 35.

Contd...P/4.

Amal Kumar
As
2

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 aforesaid heirs being sons and daughters, become owner of the schedule property each having 1/8th share therein.

AND WHEREAS, Rekha Goswami, being one of the daughter 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 her name was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No.- 6546, Mouza-Asansol, J.L. No.- 035.

AND WHEREAS, said Rekha Goswami has died on 08.11.2010., and her Husband namely Late Pijush Kanti Goswami has also died on 15.08.1999. leaving behind the Seller No. 1 & 2 as their only heirs and successors.

AND WHEREAS, the aforesaid Seller No. 1 & 2 being their only heirs have 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 their mother namely Rekha Goswami.

AND WHEREAS, after the demise of Rekha Goswami the Seller No. 1 & 2 have also recorded their names in the L.R.R.O.R. in respect of L.R. Khatian No.- 6564 & 6565, Mouza Asansol, J.L. No.- 035, and have been in peaceful possession of the schedule property.

Contd...P/5.

Amal Kumar
For

AND WHEREAS, Lila Bhattacharya, being one of the daughter 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 her name was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No.- 6545, Mouza-Asansol, J.L. No.- 35.

AND WHEREAS, said Lila Bhattacharya has died on 17.10.2001., and her Husband namely Sanjib Kumar Bhattacharya has also died on 15.01.1966. leaving behind the Seller No. 3 to 5 as their only heirs and successors.

AND WHEREAS, the aforesaid Seller No. 3 to 5 being their only heirs have 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 their mother namely Lila Bhattacharya.

AND WHEREAS, after the demise of Lila Bhattacharya the Seller No. 3, 4 & 5 have also recorded their names in the L.R.R.O.R. in respect of L.R. Khatian No.- 6557, 6556 & 6558, Mouza Asansol, J.L. No.- 35, and have been in peaceful possession of the schedule property.

AND WHEREAS, Chhaya Banerjee, being one of the daughter 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 her name was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No.- 6544, Mouza-Asansol, J.L. No.- 35.

AND WHEREAS, said Chhaya Banerjee has died on 09.06.2017. and her husband namely Mohini Mohan Bandopadhyay has also died on 26.01.2011. leaving behind the Seller No. 6 & 7 as their only heirs and successors.

AND WHEREAS, the aforesaid Seller No. 6 & 7 being their only heirs have 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 their mother namely Chhaya Banerjee.

AND WHEREAS, after the demise of Chhaya Banerjee has the Seller No. 6 & 7, have also recorded their names in the L.R.R.O.R. in respect of L.R. Khatian No.- 6563 & 6562, Mouza Asansol, J.L. No.- 35, and have been in peaceful possession of the schedule property.

Contd...P/6.

Handwritten signature

AND WHEREAS, the First Party/Sellers being owner also in peaceful possession of the schedule property and jointly owner to the extent of 3/8th. share of all the left away properties of Kanu Bhabini Roy alias Devi and the said 3/8th. share of the properties has been specifically described in schedule herein below.

AND WHEREAS, the First Party/Sellers 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 First Party/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. 72,00,000/- (Seventy Two 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. 72,00,000/- (Seventy Two 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. 72,00,000/- (Seventy Two 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. 72,00,000/- (Seventy Two 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.

Amal Kumar Roy
For

NOW THIS DEED OF SALE WITNESSETH

That in consideration of the sum of Rs. 72,00,000/- (Seventy Two Lakh) only from the purchaser specifically described in the memo of consideration herein below the sellers doth hereby grant, convey and 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-in-office, 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.

Contd...P/8.

Shankar Singh
For

Be it further covenanted that the purchaser, his heirs, successors-in-office, 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, 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, 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.- **6565, 6564, 6557, 6558, 6556, 6562 & 6563**, 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 **7 (Seven) 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 **900 Sq. Ft.** out of which **450 Sq. Ft.** in **Ground Floor** and **450 Sq. Ft.** in **First Floor**, made of **Cemented Floor** of more than 50 years old, specifically undivided $\frac{3}{8}$ th 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/9.

Amulya
Adw

MEMO OF CONSIDERATION**SONALI GHOSH**

Cheque No.	Mode of Payment	Date	Amount
470218	Cheque	25.08.2021.	50,000/-
993094	Cheque	20.04.2022.	4,50,000/-
205884	Cheque	18.08.2022.	7,00,000/-
			Total 12,00,000/-

GAUTAM GOSWAMI

Cheque No.	Mode of Payment	Date	Amount
470217	NEFT	25.08.2021.	50,000/-
993093	Cheque	20.04.2022.	4,50,000/-
205883	Cheque	18.08.2022.	7,00,000/-
			Total 12,00,000/-

SIDDHARTHA BHATTACHARYA

Cheque No.	Mode of Payment	Date	Amount
470219	Cheque	25.08.2021.	33,333/-
993095	Cheque	20.04.2022.	3,00,000/-
205885	Cheque	18.08.2022.	4,66,667/-
			Total 8,00,000/-

INDRANEEL BHATTACHARYA

Cheque No.	Mode of Payment	Date	Amount
470221	NEFT	25.08.2021.	33,333/-
993097	Cheque	20.04.2022.	3,00,000/-
205887	Cheque	18.08.2022.	4,66,667/-
			Total 8,00,000/-

IPSITA GIRI

Cheque No.	Mode of Payment	Date	Amount
470220	NEFT	25.08.2021.	33,333/-
993096	Cheque	20.04.2022.	3,00,000/-
205886	Cheque	18.08.2022.	4,66,667/-
			Total 8,00,000/-

SOURAV BANDOPADHYAY

Cheque No.	Mode of Payment	Date	Amount
470223	NEFT	25.08.2021.	50,000/-
993098	Cheque	20.04.2022.	4,50,000/-
205888	Cheque	18.08.2022.	7,00,000/-
			Total 12,00,000/-

SARBARI MUKHERJEE

Cheque No.	Mode of Payment	Date	Amount
470224	Cheque	25.08.2021.	50,000/-
993099	Cheque	20.04.2022.	4,50,000/-
205889	Cheque	18.08.2022.	7,00,000/-
			Total 12,00,000/-

Total Consideration Price Rs. 72,00,000/- (Seventy Two Lacs) only.

Contd...P/10.

Shruti
Adh
S.

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 Chakra Bosty,*
S/O. *Sri B. N. Chakra Bosty,*
R/o. - Vill. & P.O. - *Chhabdeguri,*
P. S. - *Hirapur,*
Dist. - *Paschim Bardhaman,*
2. *Pin. - 713326.*

Hanu Roy
40. P. S. Roy
945 Lake Town
Kolkata - 88.

1. *Sonali Ghosh*

2. *Gautam Goswami,*

3. *L. T. I. of Sidhartha Bhattacharya, by the pen of Ramesh Chakrabarty.*

4. *Suranjan Bhattacharya*

5. *IPSita Giri*

6. *Sourav Baropadhyay.*

7. *Sarbari Mukherjee*

Signature of the "FIRST PARTY"/"SELLERS"

NIRBHAY INFRA DEVELOPERS

Mamish Bera
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) (*Chakrabarty*)
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.

Chakrabarty
Adv



Sonali Ghorshi

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Gautam Godumuri

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



L.T.I. of Siddhartha Bhattacharya, by the govt. of Karnataka

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.T.I. of Siddhartha Bhattacharya, by the govt. of Karnataka



L.T.I. of Siddhartha Bhattacharya

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

IPSita Giri



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

Souman Bandopadhyay



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

Sorbari Mukherjee



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

Narain Keri



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



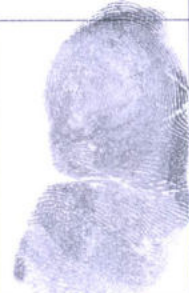
Government of West Bengal

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 23052002555741/2022

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	Smt Sonali Ghosh 78 Bank Colony, 2nd. Floor, City:- Not Specified, P.O:- Dhakuria, P.S:- New Market, District:- Kolkata, West Bengal, India, PIN:- 700031	Seller			Sonali Ghosh 27.8.2022
2	Shri Gautam Goswami 36/4, Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700031	Seller			Gautam Goswami 27.8.2022
3	Shri Siddhartha Bhattacharya 167A/1, Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700031	Seller			L.T.I. of Siddhartha Bhattacharya, by the P.D. of Shri Siddhartha Bhattacharya. 27.08.2022

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
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 ERS]			<i>Manish Rai</i> 27.08.2022
5	Shri Indraneel Bhattacharya Thirumala Blossom, Flat No.- 2A, Block A,, City:- Not Specified, P.O:- Bangalore South, P.S:- BANNERAGHATTA, District:-Bangalore, Karnataka, India, PIN:- 560083	Seller			<i>Indraneel Bhattacharya</i> 27.08.2022
6	Smt Ipsita Giri 17 Sarat Basu Raod, Rabindra Nagar, City:- Not Specified, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700065	Seller			<i>Ipsita Giri</i> 27.8.2022

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
7	Shri Sourav Bandopadhyay Sehakhala, City:- Not Specified, P.O:- Sheakhala, P.S:- Chanditala, District:- Hooghly, West Bengal, India, PIN:- 712706	Seller			<i>Sourav Bandopadhyay</i> 27.08.2022.
8	Smt Sarbari Mukherjee Green View Park, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Seller			<i>Sarbari Mukherjee</i> 27.08.2022
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	Smt Sonali Ghosh, Shri Gautam Goswami, Shri Siddhartha Bhattacharya, Shri MANISH RAI, Shri Indraneel Bhattacharya, Smt Ipsita Giri, Shri Sourav Bandopadhyay, Smt Sarbari Mukherjee			<i>Ramesh Chakraborty</i> 27.08.2022.

(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

GRN Details

GRN: 192022230105250921 Payment Mode: Online Payment
GRN Date: 24/08/2022 14:24:30 Bank/Gateway: HDFC Bank
BRN : 1879219148 BRN Date: 24/08/2022 14:26:37
Payment Status: Successful Payment Ref. No: 2002555741/1/2022
[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: 2002555741
Applicant's Name: Shri Ayan Ranjan Mukherjee
Identification No: 2002555741/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002555741/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	283010
2	2002555741/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	72007
Total				355017

IN WORDS: THREE LAKH FIFTY FIVE THOUSAND SEVENTEEN ONLY.

Major Information of the Deed

Deed No :	I-2305-07617/2022	Date of Registration	30/08/2022
Query No / Year	2305-2002555741/2022	Office where deed is registered	
Query Date	24/08/2022 1:50:50 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ayan Ranjan Mukherjee Vill.- Chhotodighari,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713326, Mobile No. : 9647074140, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 72,00,000/-		Rs. 72,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,88,010/- (Article:23)		Rs. 72,007/- (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: S. P.Mukherjee Road, Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1151 (RS :-958)	LR-6565	Bastu	Bastu	6 Dec	55,00,000/-	55,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1151 (RS :-958)	LR-6565	Other Commercial Usage	Vastu	1 Dec	10,00,000/-	10,00,000/-	Property is on Road
		TOTAL :			7Dec	65,00,000 /-	65,00,000 /-	
	Grand Total :				7Dec	65,00,000 /-	65,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	900 sq ft	7,00,000 /-	7,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Sonali Ghosh (Presentant) Wife of Shri Asok Kumar Ghosh 78 Bank Colony, 2nd. Floor, City:- Not Specified, P.O:- Dhakuria, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence
2	Shri Gautam Goswami Son of Late Pijush Kanti Goswami 36/4, Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Dhakuria, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence
3	Shri Siddhartha Bhattacharya Son of Late Sanjib Kumar Bhattacharya 167A/1, Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:-700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: agxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence
4	Shri Indraneel Bhattacharya Son of Late Sanjib Kumar Bhattacharya Thirumala Blossom, Flat No.- 2A, Block A,, City:- Not Specified, P.O:- Bangalore South, P.S:-BANNERAGHATTA, District:-Bangalore, Karnataka, India, PIN:-560083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx7r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence
5	Smt Ipsita Giri Wife of Shri Madhab Chandra Giri 17 Sarat Basu Raod, Rabindra Nagar, City:- Not Specified, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence
6	Shri Sourav Bandopadhyay Son of Late Mohini Mohan Bandopadhyay Sehakhala, City:- Not Specified, P.O:- Sheakhala, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712706 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence

7 Smt Sarbari Mukherjee

Wife of Shri Asoke Kumar Mukherjee Green View Park, Ushagram, City:- Asansol, 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.:: coxxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022
, Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2022
, Admitted by: Self, Date of Admission: 27/08/2022 ,Place : Pvt. Residence

Buyer Details :

SI 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 :

SI 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 Smt Sonali Ghosh, Shri Gautam Goswami, Shri Siddhartha Bhattacharya, Shri MANISH RAI, Shri Indraneel Bhattacharya, Smt Ipsita Giri, Shri Sourav Bandopadhyay, Smt Sarbari Mukherjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sonali Ghosh	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
2	Shri Gautam Goswami	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
3	Shri Siddhartha Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
4	Shri Indraneel Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
5	Smt Ipsita Giri	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
6	Shri Sourav Bandopadhyay	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
7	Smt Sarbari Mukherjee	M S NIRBHAY INFRA DEVELOPERS-0.857143 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Sonali Ghosh	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
2	Shri Gautam Goswami	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
3	Shri Siddhartha Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
4	Shri Indraneel Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
5	Smt Ipsita Giri	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
6	Shri Sourav Bandopadhyay	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
7	Smt Sarbari Mukherjee	M S NIRBHAY INFRA DEVELOPERS-0.142857 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sonali Ghosh	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
2	Shri Gautam Goswami	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
3	Shri Siddhartha Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
4	Shri Indraneel Bhattacharya	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
5	Smt Ipsita Giri	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
6	Shri Sourav Bandopadhyay	M S NIRBHAY INFRA DEVELOPERS-128.57142900 Sq Ft
7	Smt Sarbari Mukherjee	M S NIRBHAY INFRA DEVELOPERS-128.57142900 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:- 6565		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1151, LR Khatian No:- 6565		Seller is not the recorded Owner as per Applicant.

On 26-08-2022

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 72,00,000/-



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

On 27-08-2022

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

Presented for registration at 14:35 hrs on 27-08-2022, at the Private residence by Smt Sonali Ghosh , one of the Executants.

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

Execution is admitted on 27/08/2022 by 1. Smt Sonali Ghosh, Wife of Shri Asok Kumar Ghosh, 78 Bank Colony, 2nd. Floor, P.O: Dhakuria, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Shri Gautam Goswami, Son of Late Pijush Kanti Goswami, 36/4, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Shri Siddhartha Bhattacharya, Son of Late Sanjib Kumar Bhattacharya, 167A/1, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 4. Shri Indraneel Bhattacharya, Son of Late Sanjib Kumar Bhattacharya, Thirumala Blossom, Flat No.- 2A, Block A,, P.O: Bangalore South, Thana: BANNERAGHATTA, , Bangalore, KARNATAKA, India, PIN - 560083, by caste Hindu, by Profession Service, 5. Smt Ipsita Giri, Wife of Shri Madhab Chandra Giri, 17 Sarat Basu Raod, Rabindra Nagar, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 6. Shri Sourav Bandopadhyay, Son of Late Mohini Mohan Bandopadhyay, Sehakhala, P.O: Sheakhala, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712706, by caste Hindu, by Profession Service, 7. Smt Sarbari Mukherjee, Wife of Shri Asoke Kumar Mukherjee, Green View Park, Ushagram, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife

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 27-08-2022 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 29-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,007/- (A(1) = Rs 72,000/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 72,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2022 2:26PM with Govt. Ref. No: 192022230105250921 on 24-08-2022, Amount Rs: 72,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1879219148 on 24-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,88,010/- and Stamp Duty paid by by online = Rs 2,83,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2022 2:26PM with Govt. Ref. No: 192022230105250921 on 24-08-2022, Amount Rs: 2,83,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1879219148 on 24-08-2022, 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

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,88,010/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1763, Amount: Rs.5,000/-, Date of Purchase: 14/08/2022, Vendor name: B Dawn
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 169595 to 169620
being No 230507617 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.09.06 15:50:27 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/09/06 03:50:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)