

SL No. 2470/2023

I-2660/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2001054127/2023
26.04.2023
09.50 PM

K 816557

THIS DEED OF SALE is made on this the 26th Day of April 2023
By

Appr. Premnand Lalvi.

STANLEY PINTO BAKSI

Sukapa Mitor.

Bujata Sinha

Suchela Ghosh.

Torba Bakshi

Lakshmi Bakshi

S.V. BUILDERS & DEVELOPERS

Vimal Kumar

PARTNERS

Dinesh Singh

DEED OF SALE

THIS DEED OF SALE is made on this the 26th Day of April 2023
By

নং 2030 তার 26/4/23
 বরিশদর নী- vimes kumar
 সাং- Prantia. মূল্য- 5000
 থানা- Purulia. মূল্যের ট্যাক্স না থাকায়
 লেখিকাং- না জোড়া দিয়ে পূরণ করিলাম
 PRAVASH BANERJEE
 S.V. Purulia

Appd. Benaranda Baksy.
 V.C.T.G.No-916

Appd. Benaranda Baksy.
 V.C.T.G.No-917

STANLEY PINTO BAKSI

V.C.T.G.No-918
 Sutapa Mitra.

V.C.T.G.No-919
 Sujata Sinha

V.C.T.G.No-920

Sucheta Ghosh.



3
 Additional District
 Sub-Registrar

26 APR 2023

Purulia (W.B.)

Alfred Premananda Bakshi

STANLEY PINTO BAKSI

Sutapa Mitra

Sujata Sinha

Sucheta Ghosh

Jaba Bakshi

Lakshmi Bakshi

S.V. BUILDERS & DEVELOPERS

Vimal Kumar

PARTNERS

Sushil Singh

(2)

1. Alfred Premananda Bakshi, (UID-7440 7982 6069 PAN- AGCPB6486B) Date of birth 13/02/1977 Place of birth Nagpur Maharashtra, Indian Citizen, 2. Stanley Pinto Bakshi, (PASSPORT No C2T7Z7RJK) Date of birth 09/02/1979 Place of birth Nagpur Maharashtra, Citizen of Germany, Both are Sons of Late Premananda Bakshi, Hindu by faith Service etc. by occupation, permanent resident of Hattala Road, Purulia, P.O. Purulia, P.S. Purulia(T), Dist. Purulia, W.B. , 3) Sri Abhijeet Bakshi (UID- 4415 5989 7672, PAN- ADBPB9177H) 3. Smt. Sutapa Mitra (UID-7427 7958 6132 PAN-BNOPM9772P) 4. Smt. Sujata Sinha (UID-9337 9548 5684 PAN-CWHPS0996J) 5. Smt. Sucheta Ghosh (UID- 5763 9854 7172, PAN-AFAPG3614B) all are Daughters of Late Asitananda Bakshi 6. Smt Jaba Bakshi (UID-4647 4729 1867, PAN-BAYPB3255K) Wife of Late Ajitananda Bakshi all are by faith Hindu, Housewife etc. by occupation, Nationality Indian, permanent resident of Hattala Road, Purulia, P.O. Purulia, P.S. Purulia(T), Dist. Purulia, W.B 7) Smt Lakshmi Bakshi (UID-9957 6618 1302 PAN-BAHPB9272R) w/o. Late Pranab Kumar Bakshi Residing At North Lake Road Purulia, P.O. Purulia P.S. Purulia(T), District Purulia W.B. pin 723101 hereinafter called the VENDORS (Which expression shall unless included by or repugnant to the context be deemed to mean and include their heirs, executors, successors, representatives and assignees etc.) of the First Part.

- AND IN FAVOUR OF -

S.V. Builders and Developers (PAN- AEQFS6171L a partnership firm Having its office of at North Lake Road Purulia P.O. P.S. and Dist Purulia represented its Parteners 1) Sri Vimal Kumar (UID- 8719 0691 8422, PAN- AGJPV7498L) son of Sudarshan Kumar Hindu by religion, Indian Citizen, Business by Occupation, residing at Noth Lake Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal Pin- 723101 2) Sushil Singh (UID- 2415 2613 8032 PAN- AQCP2831H) son of Dhurendhar Singh Hindu by religion, Indian Citizen, Business by Occupation, residing at Dulmi Mahato Para, Purulia, P.O. Dulmi Nadiha, P.S. Purulia (T) and Dist. Purulia, West Bengal Pin- 723102, West Bengal, hereinafter called the VENDEE/PURCHASER (Which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its respective, executors, successors, assignees legal representatives etc) of the OTHER PART, (Which expression shall unless included by or repugnant to the context be deemed to mean and include their heirs, executors, successors, representatives and assignees etc.) of the Second Part.



V.C.T.G.NO-921

Jaba Baksui



V.C.T.G.NO-922

Lakshmi Baksui



V.C.T.G.NO-923

Vimal Kumar



V.C.T.G.NO-924

Sushil Singh



V.C.T.G.NO-925

Ritesh Kumar

S/o - Vimal Kumar

R/o - North Lake Road Purulia

-723101



Additional District
Sub-Registrar

26 APR 2023

Purulia (W.B.)

Alfred. Premananda Bakshi.

STANLEY PINTO BAKSHI

Sutapa Mitra.

Sujata Sinha

Sucheta Ghosh.

Jaba Bakshi

Lakshmi Bakshi

S.V. BUILDERS & DEVELOPERS

Vinod Kumar

PARTNERS

Sushil Singh

(3)

WHEREAS the landed property mentioned in the schedule below situated at Mouza Purulia, J.L. No. 292/2, under the Jurisdiction of the A.D.S.R. Purulia within District Purulia, P.S. Purulia(Town) bearing R.S. Plot no. 6582 recorded in R.S. Khatian No 1497 recorded in the name of Atulananda Bakshi, Asitananda Bakshi, Parimal Basini Bakshi, Renubala Mitra, Ajitananda Bakshi, Lilarani Dutta and Pramod Ranjan Bakshi and others.

AND

WHEREAS Atulananda Bakshi while in possessing died leaving behind him only sons Premananda Bakshi, as his legal heirs and representatives.

AND WHEREAS said Premananda Bakshi while possessing his portion of land died leaving behind him his two sons namely Alfred Pinto Bakshi (the vendor No 1), and Stanley Pinto Bakshi (the vendor No 2), of this deed as his legal heirs and representatives.

AND

WHEREAS said Asitananda Bakshi, Parimal Basini Bakshi, Renubala Mitra, Ajitananda Bakshi, Lilarani Dutta while possessing their recorded property Parimal Basini Bakshi, Renubala Mitra died leaving issueless and the property left by them devolved upon their living brother and sister namely Asitananda Bakshi, Ajitananda Bakshi & Lilarani Dutta as their legal heirs and representatives.

AND

WHEREAS said Asitananda Bakshi while possessing his recorded and inherited property died leaving behind him his three daughter namely Sutapa Mitra(the vendor no 3) of this deed, Sujata Sinha(the vendor no 4)of this deed and Sucheta Ghosh (the vendor no 5) of this deed as his only heirs and representatives and the property left by him devolved upon us.

AND

WHEREAS said Ajitananda Bakshi also died leaving him his daughter namely Barna Dasgupta and widow Jaba Bakshi (the vendor no 6) of this deed as his only heirs and representatives and the property left by him devolved upon us. Be it mentioned that Barna Dasgupta already sold her share of the property to the present purchaser.

AND

WHEREAS said Pramod Ranjan Bakshi also died leaving behind him his two sons namely Prodyot Kumnar Bakshi of this deed and Pranab Kumar Bakshi as his legal heirs and representatives. There after Pranab Kumar Bakshi also died leaving behind him his two sons namely Sudip Bakshi and Sumit Bakshi of this deed and his widow Laxmi Bakshi(the vendor no 7) of this deed as his legal heirs and representatives. Be it mentioned that Prodyot Kumnar Bakshi, Sudip Bakshi and Sumit Bakshi already sold and transfer their share of the property to the present purchaser of this deed.

Offered Revananda Babji,

STANLEY PINTO BAKSI

Sutapa Pinto.

Sujata Sinha

Suchela Ghosh.

Talab Bakschi

Lakshmi Bakschi

S.V. BUILDERS & DEVELOPERS

Vinod Kumar

PARTNERS

Sushil Singh

(4)

WHEREAS the vendors inherited the schedule property from their predecessor and thus the vendors hereof being absolute owner, title holder and possessor of the schedule mentioned property having exclusive saleable right thereon for his legitimate need of money declared to sale out the property as described in the schedule below out of his entire lands in consideration for a sum of Rs.34,00,000/- (Rupees Thirty Four Lakh) only and whereas the vendee hereof offered to purchase the same considering the consideration as present market value and the vendor gladly accepted the said offer of the vendee and accordingly the parties hereof agreed by and between them.

AND

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sum Rs.34,00,000/- (Rupees Thirty Four Lakh) only which has been paid by the PURCHASER to the VENDORS as described in the Payment Schedule simultaneously with the execution of this presents and the receipt whereof the VENDORS does hereby admits and acknowledges, the VENDORS does hereby convey, sale, and transfer unto the PURCHASER the scheduled land free from all encumbrances, together with the benefit of all easements whatsoever, which the present vendor have and been entitled to have and to enjoy as right full owner of the schedule land, with all its valid, perfect and marketable title, possession, rights, easements and from this day the PURCHASER its, executors, administrators, representatives and assignees and every one of them will have, hold, own, enjoy and possess the scheduled land with all its right, title, interest and peaceful possession with absolute right to sale transfer, gift, mortgage, charge, security, lease, tenancy and all other settlement transfer or conveyance without any hindrance resistance or objection by the vendor or their heirs, executors, administrators, representatives, and assignees and the VENDOR their heirs, executors, administrators, representatives, and assignees are from this day being divested of all the rights, titles, interest, possession and ownership over the scheduled land by these presents.

The Vendor hereby covenants with the Vendee/ Purchaser as follows:-

- a) The vendors hereby absolutely assigns, conveys and transfers to the Vendee all his rights of ownership, titles and all interests in the above mentioned property under sale hereby conveyed under this transfer.
- b) The vacant and peaceful possession of the scheduled property under sale has been given to the Vendee by the Vendors, who has occupied the same.

Alfred. Benavanda. Bakti.

STANLEY PINTO BAKSI

Sutapa Mitra.

Sujata Sinha

Suchela Ghosh.

Taba Bakti

Lakshmi Bakti

S.V. BUILDERS & DEVELOPERS

Vinod Kumar

PARTNERS

Sushil Singh

(5)

- e) The Vendees shall hereinafter hold use and enjoy the scheduled mentioned property for residential purpose or as they likes and can sell, mortgage, lien, let-out or make additions/alterations or renovations in the same as her own property without any hindrance, claim or demand whatsoever from the vendor.
- d) That the Vendors hereby assures the vendee and declares that they are the sole, absolute, exclusive and rightful owner of the mentioned in the schedule below property under sale, and is fully competent and has full power, absolute authority and unrestricted rights to sell and transfer the same, and the same is free from all sorts of encumbrances, burden, sale, mortgage, gift, lien, decree, charges, court injunction orders, stay orders, liability, transfer, attachment, litigation, legal flaws, dispute, notices, surety, security, notifications, acquisition etc. and there is no legal defect in the title of the Vendor. If it is proved otherwise the Vendor and all of their property both moveable and immoveable shall be liable to indemnify the vendee in full or part to the extent of loss sustained by the vendee at the prevalent market value of the said property at that time with all cost, expenses and damages, etc. and the vendee shall have full rights to recover the same, along with the cost and expenses of additions, alterations, renovations, modifications, etc. through the court of law.
- e) That if any error or omission is found in due course in writing/ typing of this deed then the vendor or their heirs successor at the request of the Vendee and at the cost of vendee shall be liable to get the deed of rectification.
- f) That the Vendee can get the schedule below property under sale mutated and transferred in its own name on the basis of this Deed of sale with the concerned government department. As well as purulia Municipality
- g) The Vendors have handed over all the documents establishing the chain of title of the said property.
- h) That the Vendors, their heirs, successors, executors, administrators, legal representatives and assignees have been left with no rights, titles or interests in the said property and the Vendee has become its absolute owner.
- i) The market value of this land assessed by ADSR Purulia is Rs.34,00,000 /- and the stamp duty is paid as per market value.

Officer Revenue & Development

STANLEY PINTO BAKSI

Sutapa Mitra.

Sujata Sinha

Suchela Ghosh.

Jalpa Bakshi

Lakshmi Bakshi

S.V. BUILDERS & DEVELOPERS

Vinod Kumar

PAKISTAN

Sushil Singh

(6)

SCHEDULE

District Purulia, P.S. Purulia(Town), under the Addl. District Sub Registry Office Purulia Pargana Charra, J.L. No. 292/2 Mouza Purulia under Purulia Municipality, ward no 14 , Holding Nill R.S./L.R. Khatian no. 1497 R.S./L.R. Plot no. 6582 (Six Thousand Five Hundred Eighty Two) Classification Bastu measuring an area 09.9 Decimal which is shown in details in the sketch map delineated in red ink which will be treated as a part of this deed within this boundary out of its own share i.e measuring an area 03.052(Three Point Zero Five Two) Decimal sold and deliver possession in favour Vendee . the vendor No 1 & 2 jointly sold an area 1.98 Dec. Vendor No 3 To 5 jointly sold an area 0.66 Dec, Vendor No 6 sold an area 0.33 Dec, Vendor No 7 sold an area 0.082 Dec .

Bounded as follows.

On the North:- R.S Plot No 6584

On the South:- S C Sen Road.

On the East:- 8 Feet Wide Passage,

On the West:- Bakshi Kali Mandir.

Officer. Pravananda.
Babri.

STANLEY PINTO BARS

Sutapa Mitra.

Bujala Sinha

Sanchela Ghosh.

Taba Baksari

Lakshmi Beksari

S.V. BUILDERS & DEVELOPERS

Vimal Kumar

PARTNERS

Sushil Singh

(7)

Payment Schedule

Date	Mode/ Cheque No.	Bank/Branch	Amount
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 2,00,000/-
26/04/2023	Cheque no 001114	ICICI Bank Purulia	Rs.10,00,000/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 2,00,000/-
26/04/2023	Cheque no 001123	ICICI Bank Purulia	Rs.10,00,000/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 66,666/-
26/04/2023	Cheque no 001128	ICICI Bank Purulia	Rs. 1,33,333/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 66,666/-
26/04/2023	Cheque no 001126	ICICI Bank Purulia	Rs. 1,33,333/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 66,666/-
26/04/2023	Cheque no 001124	ICICI Bank Purulia	Rs. 1,33,333/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 1,00,000/-
26/04/2023	Cheque no 001129	ICICI Bank Purulia	Rs. 2,00,000/-
11/07/2022	Bank Transfer	ICICI Bank Purulia	Rs. 16,670/-
26/04/2023	Cheque no 001116	ICICI Bank Purulia	Rs. 83,333/-

Total

Rs. 34,00,000.00

(Rupees Thirty Four Lakh) only

Offered. Pramananda Baksari.

STANLEY PINTO BAKSI

Sutapa Mitra.

Bujala Sinha

Sucheta Ghosh.

Tarbor Baksari

Lakshmi Baksari

S.V. BUILDERS & DEVELOPERS

Vimal Kumar

PARTNERS

Sushil Kumar

(8)

IN WITNESS WHEREOF the vendors put their respective signature on this deed at their free will with full consent and without any provocation from any corner and after going through the meaning of this presents on this day, month and year as mentioned above.

N.B. Photo with Signature and Ten finger impressions of Vendors & Vendee paste in specimen pages.

Offered. P. Baksari.

Drafted by me

Saroj Panda

Saroj Panda
District Judges Court, Purulia
Enrollment no.F-500/425/2000

Witness

1) *Ritesh Kumar*

S/o - Vimal Kumar

R/o - North Laxa Road

Purulia - 723101

UID- 4117 2087 3026

Typed by:

Ranjit Mahanta

2) *Sumananda Baksari*
s/o Late Satyananda Baksari
At- Nalkulhidanga
Po + Dist - Puruli

Photo with Signature & Finger's impression of the Vendors & Vendee

Alfred Baks.

Alfred Baks.

 					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					

STANLEY PINTO BAKSI

STANLEY PINTO BAKSI

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					

Sutapa Mitra

Sutapa Mitra

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					

Sujata Sinha



				
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
				

Suchela Ghosh



				
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
				

Toba Baktui



				
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
				



Lakshmi Bhatnagar



Left Hand

Thumb

Right Hand

Fore Finger



Middle Finger



Ring Finger



Younger



Right Hand



Lakshmi Bhatnagar



Vimal Kumar



Left Hand

Thumb

Right Hand

Fore Finger



Middle Finger



Ring Finger



Younger



Right Hand



Vimal Kumar



Sushil Singh



Left Hand

Thumb

Right Hand

Fore Finger



Middle Finger



Ring Finger



Younger



Right Hand



Sushil Singh



SITE PLAN

SCALE - 25'-6"=1"

SITE PLAN OF VACANT LAND WITHIN MOUZA : **PURULIA**
J.L. NO - 2 , P.S. PURULIA TOWN , DIST- PURULIA , MUNICIPALITY WARD NO -15
AT S.C. SEN ROAD , PURULIA , HOLDING NO -
R.S. KHATIAN NO - **1497** , R.S. PLOT NO - **6582** , SHOWN IN RED 

TOTAL AREA - **09.90** DEC. OUT OF IT SOLD AREA - **03.052** DECIMALS

VENDEE - S. V. BUILDERS AND DEVELOPERS

SIGN. OF VENDOR

Stanley Pinto Baks
STANLEY PINTO BAKSI

Sutapa Mitra.
Sujata Sinha
Suchela Ghosh.
Tarba Bakeshi
Lakshmi Bakeshi

S.V. BUILDERS & DEVELOPERS

Vimal Kumar
PARTNERS
Sushil Singh

DRAWN BY

Sahadeb Rajwar
SAHADEB RAJWAR
P.T. SURVEY (AMIN)
CER. NO.- 213 / 90



Government of West Bengal

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

OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022001054127/2023

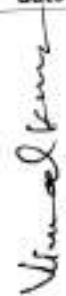
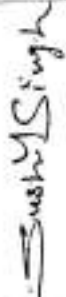
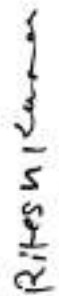
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Alfred Premananda Baksi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Alfred Premananda Baksi</i> 26/04/23
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Stanley Pinto Baksi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			<i>STANLEY PINTO BAKSI</i> 26/4/23
SI No.	Name of the Executant	Category		Finger Print	Signature with date
3	Smt Sutapa Mitra S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Sutapa Mitra</i> 26/4/23

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
4	Smt Sujata Sinha S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Sujata Sinha</i> 26/4/23
5	Smt Sucheta Ghosh S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Sucheta Ghosh</i> 26/4/23
6	Smt Jaba Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Jaba Bakshi</i> 26/4/23
7	Smt Lakshmi Bakshi North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Lakshmi Bakshi</i> 26/4/23

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
8	Shri Vimal Kumar North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S.-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Representative of Buyer [S V Builders And Developers]			 26/4/23
9	Shri Sushil Singh Dulmi Mahato Para Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102	Representative of Buyer [S V Builders And Developers]			 26/4/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Ritesh Kumar Son of Shri Vimal Kumar North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Alfred Premananda Bakshi, Stanley Pinto Bakshi, Smt Sutapa Mitra, Smt Sujata Sinha, Smt Sucheta Ghosh, Smt Jaba Bakshi, Smt Lakshmi Bakshi, Shri Vimal Kumar, Shri Sushil Singh			 26/4/23


 (Ruhul Amin)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 PURULIA
 Purulia, West Bengal

Major Information of the Deed

Deed No :	I-1402-02660/2023	Date of Registration	17/05/2023
Query No / Year	1402-2001054127/2023	Office where deed is registered	
Query Date	26/04/2023 3:57:37 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL., Mobile No. : 9932262327, 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. 34,00,000/-	Rs. 34,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,36,010/- (Article:23)	Rs. 34,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: S. C. Sen Road, Mouza: Purulia-(002), , Ward No: 14 JI No: 2, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6582	RS-1497	Commercial	Bastu	3.052 Dec	34,00,000/-	34,00,000/-	Property is on Road Adjacent to Metal Road.
Grand Total :					3.052Dec	34,00,000 /-	34,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Alfred Premananda Bakshi (Presentant) Son of Late Premananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx6b, Aadhaar No: 74xxxxxxxx6069, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

Stanley Pinto Bakshi

Son of Late Premananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: Germany, PAN No.: ASxxxxxx9M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

3 Smt Sutapa Mitra

Daughter of Late Asitananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bnxxxxxx2p, Aadhaar No: 74xxxxxxx6132, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

4 Smt Sujata Sinha

Daughter of Late Asitananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cwxxxxxx6j, Aadhaar No: 93xxxxxxx5684, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

5 Smt Sucheta Ghosh

Daughter of Late Asitananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: afxxxxxx4b, Aadhaar No: 57xxxxxxx7172, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

6 Smt Jaba Bakshi

Wife of Late Ajitananda Bakshi S C Sen Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: baxxxxxx5k, Aadhaar No: 46xxxxxxx1867, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

7 Smt Lakshmi Bakshi

Wife of Late Pranab Kumar Bakshi North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: baxxxxxx2r, Aadhaar No: 99xxxxxxx1302, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
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1 S V Builders And Developers

1	S V Builders And Developers North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.: aexxxxxx1, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Name, Address, Photo, Finger print and Signature

1 Shri Vimal Kumar

Son of Late Sudharshan Kumar North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx8l, Aadhaar No: 87xxxxxxxx8422 Status : Representative, Representative of : S V Builders And Developers (as PARTNER)

2 Shri Sushil Singh

Son of Dhurendhar Singh Dulmi Mahato Para Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx1h, Aadhaar No: 24xxxxxxxx8032 Status : Representative, Representative of : S V Builders And Developers (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ritesh Kumar Son of Shri Vimal Kumar North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Alfred Premananda Bakshi, Stanley Pinto Bakshi, Smt Sutapa Mitra, Smt Sujata Sinha, Smt Sucheta Ghosh, Smt Jaba Bakshi, Smt Lakshmi Bakshi, Shri Vimal Kumar, Shri Sushil Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Alfred Premananda Bakshi	S V Builders And Developers-0.99 Dec
2	Stanley Pinto Bakshi	S V Builders And Developers-0.99 Dec
3	Smt Sutapa Mitra	S V Builders And Developers-0.22 Dec
4	Smt Sujata Sinha	S V Builders And Developers-0.22 Dec
5	Smt Sucheta Ghosh	S V Builders And Developers-0.22 Dec
6	Smt Jaba Bakshi	S V Builders And Developers-0.33 Dec
7	Smt Lakshmi Bakshi	S V Builders And Developers-0.082 Dec

On 26-04-2023

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

Presented for registration at 21:30 hrs on 26-04-2023, at the Private residence by Alfred Premananda Bakshi, one of the Executants.

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 34,00,000/-

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

Execution is admitted on 26/04/2023 by 1. Alfred Premananda Bakshi, Son of Late Premananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service, 2. Stanley Pinto Bakshi, Son of Late Premananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service, 3. Smt Sutapa Mitra, Daughter of Late Asitananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 4. Smt Sujata Sinha, Daughter of Late Asitananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 5. Smt Sucheta Ghosh, Daughter of Late Asitananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 6. Smt Jaba Bakshi, Wife of Late Ajitananda Bakshi, S C Sen Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 7. Smt Lakshmi Bakshi, Wife of Late Pranab Kumar Bakshi, North Lake Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Shri Ritesh Kumar, Son of Shri Vimal Kumar, North Lake Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

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

Execution is admitted on 26-04-2023 by Shri Sushil Singh, PARTNER, S V Builders And Developers (Partnership Firm), North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Shri Ritesh Kumar, Son of Shri Vimal Kumar, North Lake Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 26-04-2023 by Shri Vimal Kumar, PARTNER, S V Builders And Developers (Partnership Firm), North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Shri Ritesh Kumar, Son of Shri Vimal Kumar, North Lake Road Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

04-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,007.00/- (A(1) = Rs 34,000.00/- , E = Rs 7.00/-) and Registration Fees paid by by online = Rs 34,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2023 6:25PM with Govt. Ref. No: 192023240041102791 on 04-05-2023, Amount Rs: 34,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8252273 on 04-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,36,010/- and Stamp Duty paid by by online = Rs 1,31,010/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2023 6:25PM with Govt. Ref. No: 192023240041102791 on 04-05-2023, Amount Rs: 1,31,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8252273 on 04-05-2023, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 17-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,36,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2030, Amount: Rs.5,000.00/-, Date of Purchase: 26/04/2023, Vendor name: PRAVASH BANERJEE



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1402-2023, Page from 43352 to 43374
being No 140202660 for the year 2023.



Digitally signed by RUHUL AMIN
Date: 2023.05.19 18:23:44 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2023/05/19 06:23:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)