

SLN - 2830/2023

I - 2858/2023



पश्चिम बंगाल WEST BENGAL

20/05/2023

K 817145

Particulars as the document is
submitted to Registration. The
instrument sheet and the
enclosed sheets attached
with this document are the part
of the document.

21/5/23

Anita Biswas
Soumya Bakti
Suhini Ghosh
Chaitali Ghosh
Ananda Bakti

Latika Bakti
TINKU BAKSHI
Dalia Ghosh

S.V. BUILDERS & DEVELOPERS
Nivedita
Sushil Singh PARTNERS

DEED OF SALE

THIS DEED OF SALE is made on this the 22nd Day of May 2023
By

নং 4214 তারিখ 22/05/2023
স্বাক্ষরিত শ্রী S.V. Builders and Architects
সাং ফ্রান্সিস পং
থানা ফ্রান্সিস মূল্য 5000
কৈফিয়ৎ মূল্যের ট্যাক্স না থাকায়
নং জোড়া দিয়ে পূরণ করিলাম
PRAVASH BANERJEE
S.V. Purulia

Amita Biswas

V.C.T.G.NO-1134

Amita Biswas

V.C.T.G.NO-1135
-Souzan Bakti

V.C.T.G.NO-1136
-Indrani Ghosh

V.C.T.G.NO-1137
Chaitali Sharma

V.C.T.G.NO-1138
Ananda Bakti



3
Additional District
Sub-Registrar

22 MAY 2023

Purulia (W.B.)

S.V BUILDERS & DEVELOPERS
Vimal Kumar

TINKU BAKSHI
Dalia Ghosh

Ratna Baski
Ananda Baski

Chaitali Sharma
Smt. Anu

Smt. Baski
Anita Baski

(2)

1) Smt Amita Biswas (UID- 5565 6631 9923, PAN- ABYPB4090J) wife of Pijush Kanti Dutta, residing at B/1 Bhuvan Sandhya Apartment, Durga Mandir Road, P.O. & P.S. Hirapur, Dist Dhanbad, Jharkhand pin 826001, 2) Sri Sourav Bakshi (UID- 6128 6416 2092, PAN- AJTPB6790Q) Sons of Late Subhas Chandra Bakshi, residing at Khirad Bhavan Flat No 202, 1st Floor 24 Chakraborty Lane Lansdown Poddopukur, L.R. Sarani Kolkata 700020 W.B., 3) Smt Indrani Ghosh (UID- 7607 0205 1411, PAN- BCHPG9166R) daughter of late Naynanda Bakshi resident of 29/2 M.K.T. Sarani Old Santinagar Street, Uttarpara, P.O. & P.S. Uttarpara Dist Hooghly W.B. pin 712252, 4) Smt Chaitali Sharma (UID- 8163 2660 4593 PAN- BKDFS8541L) wife of Uday Kumar Sharma residing at Flat No 3 B Block C Asha Garden Apartment Kestopur Samarjally, Rajar hat, P.S. Gopalpur Dist North 24 Parganas, W.B. pin 700102, 5) Sri Ananda Bakshi (UID- 9763 0220 2968, PAN- BFVPB1823H) son of Late Brahmananda Bakshi 6) Smt Latika Bakshi (UID-5217 1681 3391) Widow of Late Brahmananda Bakshi, 7) Tinka Bakshi (UID-8526 0861) Daughter of Late Brahmananda Bakshi Vendor No 5 to 7 are residing at H No 18 Harmandir Road, P.O. P.S. Dhanbad, Dist Dhanbad, Jharkhand, Pin 826001, 8) Smt Dulia Ghosh (UID-8526 7272 8114) Wife of Gouri Nath Ghosh residing at Sashadhar Ganguly Road Purulia P.O. Purulia, P.S. Purulia(Town), District-Purulia, West Bengal, PIN- 723101. all are Hindu by faith, Indian Citizen, Business, service and retired person, House wife etc. by occupation, all are permanently reside at S.C. Sen Road Purulia P.O. Purulia, P.S. Purulia(Town), District-Purulia, West Bengal, 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 Partners 1) Sri Vimal Kumar (UID- 8719 6691 8422, PAN- AGJFV7498L) son of Sudarshan Kumar Hindu by religion, Indian Citizen, Business by Occupation, residing at North 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- AQCPSS2831H) son of Dhurendhar Singh Hindu by religion, Indian Citizen, Business by Occupation, residing at Dulmi Mahato Para, Purulia, P.O. Dulmi Nadia, 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.-79-00-1139
Lotiya Babin


v.c.-79-00-1140
TINKUBAKSHI


v.c.-79-00-1141
Dakibabsh


v.c.-79-00-1142
- Nival Kumar


v.c.-79-00-1143
S. M. Singh


v.c.-79-00-1144
K. Rajesh ch. Panchy.
8/680 Lomonath. Panchy.
Don Gokern.
P. O. Adankern.
P. S. Chandankern.
D/S - Bokoro.



3
Additional District
Sub-Registrar
P. O. Adankern
P. S. Chandankern

Anand Bakshi
 Chaitali Sharma
 Jyoti Singh
 Suman Bakshi
 Ishani Malik
 Tinku Bakshi
 Dalis Ghosh
 S.V BUILDERS & DEVELOPERS
 SUNDRI PARTNERS

(3)

WHEREAS the lauded 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 in the name of Lilaram Dutta, Brahmananda Bakshi, Chinmoyee Bakshi wife of Jogananda Bakshi, (Bibekananda Bakshi, Paramananda Bakshi, Noyananda Bakshi all sons of Late Jogananda Bakshi), and others.

AND

WHEREAS Lilaram Dutta while in possessing her share of the property died leaving behind her Only daughter Amita Biswas (the vendor No 1), of this deed as her legal heirs and representatives.

AND

WHEREAS said Chinmoyee Bakshi wife of Jogananda Bakshi died leaving behind her seven sons Namely Bibekananda Bakshi Paramananda Bakshi, Sachidananda Bakshi, Pulakananda Bakshi, Nayananda Bakshi, Tarunanda Bakshi and Subhash Chandra Bakshi as her legal heirs and representatives. Be it mentioned that though Jogananda Bakshi have seven sons the R.S. record has been mistakenly recorded only in the name of his three sons and his widow but the it hereby mentioned that all the sons get equal share of the property left by Jogananda Bakshi and Chinmoyee Bakshi.

AND

WHEREAS said Subhas Chandra Bakshi died leaving him his only son namely Sourav Bakshi (the vendor no 2) of this deed as his only heirs and representatives and the property left by him devolved upon me.

AND

WHEREAS Noyananda Bakshi died leaving him his only daughter namely Indrani Ghosh (the vendor no 3) of this deed as his only heirs and representatives and the property left by him devolved upon me.

AND

WHEREAS Paramananda Bakshi died leaving him his only daughter namely Chaitali Sharma (the vendor no 4) of this deed as his only heirs and representatives and the property left by him devolved upon us.

AND

WHEREAS Brahmananda Bakshi died leaving him his son namely Ananda Bakshi (the vendor no 5) of this deed widow namely Latika Bakshi (the vendor no 6) of this deed and two daughter namely Tinku Bakshi (the vendor no 7) of this deed and Dalis Ghosh (the vendor no 8) of this deed as his legal heirs and representatives and the property left by him devolved upon us.

S.V BUILDERS & DEVELOPERS
Munish Singh
PARTNERS

Amrinder Prising
Sudhakar Bakshi
Sudhakar Singh
Sudhakar Singh
TINKU BAKSHI
Dalia Chahal

AND

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. 18,27,237/- (Rupees Eighteen Lakh Twenty Seven Thousand Two Hundred Thirty Seven) 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. 18,27,237/- (Rupees Eighteen Lakh Twenty Seven Thousand Two Hundred Thirty Seven) 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 admit 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 assigns 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 assigns and the VENDORS their heirs, executors, administrators, representatives, and assigns 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:-

- 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.
- 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.

Anshu Bhatia
 Soumya Bhatia
 (S) Shashi Bhatia
 Shashika Bhatia
 Anshu Bhatia
 Tinku Bhatia
 Dalia Bhatia
 SV BUILDERS & DEVELOPERS
 Limited
 20/11/2017 PARTNERS

- c) 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, survey, 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 immovable 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 puralin 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.

Anirudh Baskin
 Souzan Baskin
 Adhoni Chak
 Phakshi Sharma
 Ananda Baskin
 Goutam Baskin
 TINKU BASKIN
 Dalia Ghosh
 S.V BUILDERS & DEVELOPERS
 Limited
 Sushant Singh PARTNERS

- i) The market value of this land assessed by ADSE Purulia is Rs.20,56,617/- and the stamp duty is paid as per market value.

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 Nil, situated at S.C. Sen Road, Purulia, R.S./L.R. Khatam 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 02.166(Two Point one Six Six) Decimal sold and deliver possession in favour Vendee
 the vendor No 1 sold an area 0.66 Dec. Vendor No 2 To 4 jointly sold an area 0.846 Dec,
 Vendor No 5 & 8 Jointly sold an area 0.66 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.

First Busno
 Soucar Bakel
 Adharin Alal
 Pashale Shamu
 Pashale Bakel
 Shadye Bakel
 TINKU BAKSHI
 Indira Anash

S.V BUILDERS & DEVELOPERS
 Vinod Kumar
 Sushil Singh PARTNERS

(1)

Payment Schedule

Date	Mode/ Cheque No.	Bank/Branch	Amount
22/05/2023	Cheque 000962	ICICI Bank Purulia Branch	Rs. 3,00,000.00
22/05/2023	Cheque 000964	ICICI Bank Purulia Branch	Rs. 2,75,191.00
Advance	by cheque	ICICI Bank Purulia Branch	Rs. 66,666.00
22/05/2023	Cheque 000961	ICICI Bank Purulia Branch	Rs. 2,75,191.00
Advance	by cheque	ICICI Bank Purulia Branch	Rs. 66,666.00
22/05/2023	Cheque 000959	ICICI Bank Purulia Branch	Rs. 2,75,191.00
Advance	by cheque	ICICI Bank Purulia Branch	Rs. 66,666.00
22/05/2023	Cheque 001062	ICICI Bank Purulia Branch	Rs. 3,00,000.00
Advance	by cheque	ICICI Bank Purulia Branch	Rs. 66,666.00
Advance	Cash		Rs. 1,32,000.00

Total Rs. 18,27,237/-

(Rupees Eighteen Lakh Twenty Seven Thousand Two Hundred Thirty Seven) only

Anil Singh
 Suman Baki
 Ashu Bhai
 Prakash Sharma
 Ananda Bhai
 Ratan Baki
 TINKU BAKSHI
 Dalia Chak
 S.V. BUILDERS & DEVELOPERS
 Vinod Kumar
 Sushil Singh PARTNERS

(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.

Anil Singh

Witness

Drafted by me

Saroj Panda

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

2. Kaifed ab. Lachy.
 9/6 to Samant & family.
 Dargah.
 P.O. Adgaon.
 P.S. Chhuchukgaon.
 Dist. - Bokaro.
 Aadhar, - 6810 0700 7422.

Typed by: Rajjit Mahata

② Ritish Kumar

5/6 - Vinod Kumar

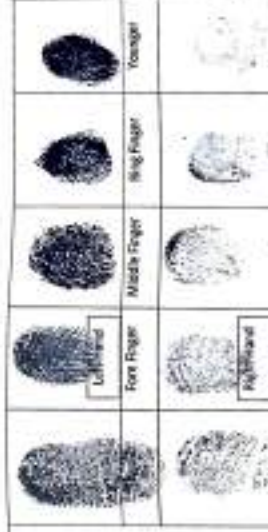
8/6 - North Laxmi Road

Purulia - 723101

Photo with Ten Finger's Impression of the Vendors and Vendors



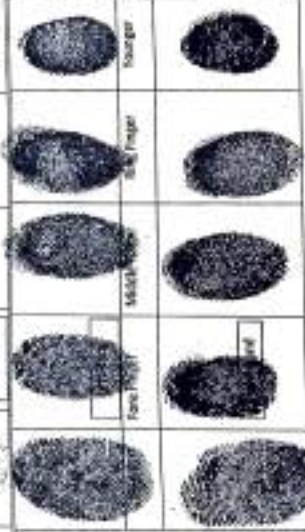
Anitha



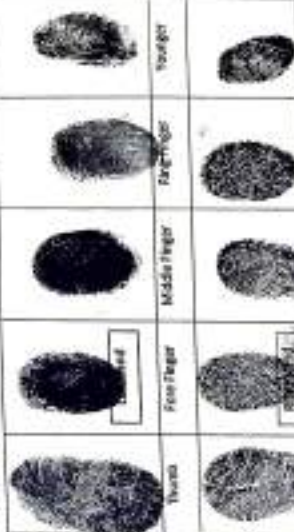
Anitha's



S



Souvar Patel



Pratibha Sharma



Pratibha Sharma

Ananda Baksu



Thumb	Left Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		
Thumb	Right Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		

Ananda Baksu



Late Mr. Baksu

Thumb	Left Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		
Thumb	Right Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		

Late Mr. Baksu



Tinku Baksu

Thumb	Left Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		
Thumb	Right Hand				Younger
	Fore Finger	Middle Finger	Ring Finger		

TINKU BAKSHI

 <i>Dalia Ghosh</i>		 Left Hand			
		Fore Finger	Middle Finger	Ring Finger	Younger
		 Right Hand			

Dalia Ghosh

 <i>Vinod Kumar</i>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		 Right Hand			

Vinod Kumar

 <i>Suresh Singh</i>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		 Right Hand			

Suresh Singh



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 - 02.29 DECIMALS

VENDEE - S. V. BUILDERS AND DEVELOPERS

SIGN. OF VENDOR

Amrita Biswas

Souvenu Baksii

Indrani Ghosh
Shaitali Sharma

Ananda Baksii

Lakshmi Baksii

TINKU BAKSHI

Dalia Ghosh

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 14022001311975/2023

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	Smt Amita Biswas B/1 Bhuwan Sandhya Apartment Durga Mandir Road, Village:- Hirapur, P.O:- Hirapur, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Seller			Amita Biswas 22/5/23
2	Shri Sourav Baksi Khrod Bhavan Flat No 202 Chakraberia, City:- Not Specified, P.O:- L Sarani, P.S:-Bulkygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Seller			Sourav Baksi 22/5/23
3	Smt Indrani Ghosh 29/2 MKT Sarani Old Shantinagar Street, City:- Not Specified, P.O:- Uttarpara, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712232	Seller			Indrani Ghosh 22/5/23

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 Chaitali Sharma Flat No 3 B Block Asha Garden Apartment Kestopur, City:- Not Specified, P.O:- Kestopur, P.S:-Rajarhat, District-North 24- Parganas, West Bengal, India, PIN:- 700102	Seller			Chaitali Sharma 22/5/23
5	Shri Ananda Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Seller			Ananda Bakshi 22/5/23
6	Smt Lalita Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Seller			Lalita Bakshi 22/5/23
7	Tinku Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Seller			TINKU BAKSHI 22/5/23

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	Smt Dalia Ghosh Sasadhar Ganguly Road Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Seller			<i>Dalia Ghosh</i> 22/05/2023
9	Shri Vimal Kumar North Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Represent ative of Buyer [S V Builders And Developer s]			<i>Vimal Kumar</i> 22/05/23
10	Shri Susil Singh Dulmi Mahato Para Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102	Represent ative of Buyer [S V Builders And Developer s]			<i>Susil Singh</i> 22/05/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Kailash Chandra Pandey Son of Shri Ramanath Pandey Village:- Sarishakuri, P.O:- Adrakuri, P.S:- CHANDANKEYARI, District:-Bokaro, Jharkhand, India, PIN:- 827013	Smt Amita Biswas, Shri Sourav Baksi, Smt Indrani Ghosh, Smt Chaitali Sharma, Shri Ananda Bakshi, Smt Lalita Bakshi, Tinku Bakshi, Smt Dalia Ghosh, Shri Vimal Kumar, Shri Susil Singh			<i>Kailash Ch. Pandey.</i> 22/5/23 <i>(Ruhul Amin)</i>

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt Lata			
	Middle Name				
	Surname	Bakshi			
2	Date of Birth/Incorporation of Declarant	01-01-1950			
3	Father's Name(In case Individual)				
	First Name	Late B			
	Middle Name				
	Surname	Mitra			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Not Specified		JHARKHAND		District-Dhanbad,
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	826001				9122563630
16	Amount of Transaction (Rs.)	17,60,571/-			
17	Date of transaction	22-05-2023			
18	In case of transaction in joint names,number of persons involved in the transaction	9			
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (If available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of Income-tax Act,1961) for the financial year in which the above transaction is held.				
	a	Agricultural Income (Rs.)	0/-		
	b	Other than agricultural Income(Rs.)	0/-		
23	Details of document being produced in support of identify in column 1(Refer instruction overleaf)	AADHAR card	521716813391	UIADI	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer instruction overleaf)	AADHAR card	521716813391	UIADI	



Verification

I, Lata Bakshi do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 22-05-2023 day of May 2023

Place: Patna

Lata K Bakshi
(Signature of declarant)

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Tinku		
	Middle Name			
	Surname	Bakshi		
2	Date of Birth/Incorporation of Declarant	12-01-1975		
3	Father's Name (in case individual)			
	First Name	Late Bramananda		
	Middle Name			
	Surname	Bakshi		
4	Flat/Room No.	5	Floor No.	
6	Name of premises	7	Block Name/No.	
8	Road/Street/Lane	9	Area/Locality	
			City	
10	Town/City	11	District	12
	Not Specified		JHARKHAND	State
				District-Dhanbad,
13	Pin code	14	Telephone Number (With STD)	15
	626001			Mobile Number
				9122563630
16	Amount of Transaction (Rs.)	17,60,571/-		
17	Date of transaction	22-05-2023		
18	In case of transaction in joint names, number of persons involved in the transaction	9		
19	Mode of transaction :			
20	Aadhaar Number issued by UIDAI (if available)			
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number			
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.			
	a	Agricultural Income (Rs.)	Of-	
	b	Other than agricultural Income (Rs.)	Of-	
23	Details of document being produced in support of identity in column 1 (Refer instruction overleaf)	AADHAR card	952070500861	UIADI
24	Details of document being produced in support of address in Columns 4 to 13 (Refer instruction overleaf)	AADHAR card	952070500861	UIADI



Verification

I, Tinku Bakshi do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 22 day of May 2023

Place:

TINKU BAKSHI
(Signature of declarant)

Income-tax Rules, 1962

FORM NO. 60

(See second proviso to rule 111B)

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt. Dalia		
	Middle Name			
	Surname	Ghosh		
2	Date of Birth/Incorporation of Declarant	10-12-1973		
3	Father's Name (in case individual)			
	First Name	Late. Bramananda		
	Middle Name			
	Surname	Bakshi		
4	Flat/Room No.	5	Floor No.	
6	Name of premises	7	Block Name/No.	
8	Road/Street/Lane	9	Area/Locality	
			City	
10	Town/City	11	District	12
	Purulia		WEST BENGAL	State
				District-Purulia.
13	Pin code	14	Telephone Number (With STD)	15
	723101			Mobile Number
				9122563630
16	Amount of Transaction (Rs.)	17,60,571/-		
17	Date of transaction	22-05-2023		
18	In case of transaction in joint names, number of persons involved in the transaction	9		
19	Mode of transaction :			
20	Aadhaar Number issued by UIDAI (if available)			
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number			
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held.			
	a	Agricultural Income (Rs.)	0/-	
	b	Other than agricultural income (Rs.)	0/-	
23	Details of document being produced in support of identity in column 1 (Refer instruction overleaf)	AADHAR card	852672728114	UIADI
24	Details of document being produced in support of address in Column 4 to 13 (Refer instruction overleaf)	AADHAR card	852672728114	UIADI



Verification

I, Smt. Dalia Ghosh do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 22nd day of May 2023

Place: Purulia

Smt. Dalia Ghosh
(Signature of declarant)

Major Information of the Deed

No :	I-1402-02858/2023	Date of Registration	25/05/2023
Query No / Year	1402-2001311975/2023	Office where deed is registered	
Query Date	22/05/2023 4:15:38 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. 17,60,571/-	Rs. 20,56,617/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 82,275/- (Article:23)	Rs. 20,573/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6582	RS-1497	Commercial	Bastu	2.166 Dec	17,60,571/-	20,56,617/-	Property is on Road Adjacent to Metal Road,
Grand Total :					2.166Dec	17,60,571 /-	20,56,617 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Amita Biswas (Presentant) Wife of Piyush Kanti Dutta B/1 Bhuwan Sandhya Apartment Durga Mandir Road, Village:- Hirapur, P.O:- Hirapur, P.S:-DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:-826001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: abxxxxxx0j, Aadhaar No: 55xxxxxxxx9923, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Sourav Bakshi

Son of Late Subhas Chandra Bakshi Khrod Bhavan Flat No 202 Chakraberia, City:- Not Specified, P.O:- L Sarani, S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ajxxxxxx0q, Aadhaar No: 61xxxxxxx2092, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Smt Indrani Ghosh

Daughter of Late Nityananda Bakshi 29/2 MKT Sarani Old Shantinagar Street, City:- Not Specified, P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:-712232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bcxxxxxx8r, Aadhaar No: 76xxxxxxx1411, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Smt Chaitali Sharma

Wife of Shri Uday Kumar Sharma Flat No 3 B Block Asha Garden Apartment Kestopur, City:- Not Specified, P.O:- Kestopur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bkxxxxxx1l, Aadhaar No: 81xxxxxxx4593, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Shri Ananda Bakshi

Son of Late Brahmananda Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bfxxxxxx3h, Aadhaar No: 97xxxxxxx2968, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Smt Lalita Bakshi

Wife of Late Brahmananda Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 52xxxxxxx3391, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Tinku Bakshi

Daughter of Late Brahmananda Bakshi H No 18 Harimandir Road, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60, Aadhaar No: 95xxxxxxx0861, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Smt Dalia Ghosh

Wife of Gouri Nath Ghosh Sasadhar Ganguly 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, Applied for Form 60, Aadhaar No: 85xxxxxxx8114, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023
Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence

Details :**Name,Address,Photo,Finger print and Signature****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.:: aexxxxxx1I, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by:
 Representative

Representative Details :**SI No 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.:: agxxxxxx8I, Aadhaar No: 87xxxxxxxx8422 Status : Representative,
 Representative of : S V Builders And Developers (as PARTNER)

2 **Shri Susil 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 Kailash Chandra Pandey Son of Shri Ramanath Pandey Village:- Sarishakuri, P.O:- Adrakuri, P.S:- CHANDANKEYARI, District:-Bokaro, Jharkhand, India, PIN:- 827013			
Identifier Of Smt Amita Biswas, Shri Sourav Bakshi, Smt Indrani Ghosh, Smt Chaitali Sharma, Shri Ananda Bakshi, Smt Lalita Bakshi, Tinku Bakshi, Smt Dalia Ghosh, Shri Vimal Kumar, Shri Susil Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Amita Biswas	S V Builders And Developers-0.66 Dec
2	Shri Sourav Bakshi	S V Builders And Developers-0.282 Dec
3	Smt Indrani Ghosh	S V Builders And Developers-0.282 Dec
4	Smt Chaitali Sharma	S V Builders And Developers-0.282 Dec
5	Shri Ananda Bakshi	S V Builders And Developers-0.165 Dec
6	Smt Lalita Bakshi	S V Builders And Developers-0.165 Dec
7	Tinku Bakshi	S V Builders And Developers-0.165 Dec
8	Smt Dalia Ghosh	S V Builders And Developers-0.165 Dec

Details as per Land Record

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

S. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 6582, RS Khatian No:- 1497		

2-05-2023

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

Presented for registration at 21:40 hrs on 22-05-2023, at the Private residence by Smt. Amita Biswas, 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 20,56,617/-

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

Execution is admitted on 22/05/2023 by 1. Smt. Amita Biswas, Wife of Piyush Kanti Dutta, B/1 Bhuwan Sandhya Apartment Durga Mandir Road, P.O: Hirapur, Thana: DHANBAD, Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession House wife, 2. Shri Sourav Bakshi, Son of Late Subhas Chandra Bakshi, Khrod Bhavan Flat No 202 Chakraberia, P.O: L Sarani, Thana: Bullygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Service, 3. Smt. Indrani Ghosh, Daughter of Late Nityananda Bakshi, 29/2 MKT Sarani Old Shantinagar Street, P.O: Uttarpur, Thana: Uttarpur, Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession House wife, 4. Smt. Chaitali Sharma, Wife of Shri Uday Kumar Sharma, Flat No 3 B Block Asha Garden Apartment Kestopur, P.O: Kestopur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 5. Shri Ananda Bakshi, Son of Late Brahmananda Bakshi, H No 18 Harimandir Road, P.O: Dhanbad, Thana: DHANBAD, Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession Business, 6. Smt. Lalita Bakshi, Wife of Late Brahmananda Bakshi, H No 18 Harimandir Road, P.O: Dhanbad, Thana: DHANBAD, Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession House wife, 7. Tinku Bakshi, Daughter of Late Brahmananda Bakshi, H No 18 Harimandir Road, P.O: Dhanbad, Thana: DHANBAD, Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession Others, 8. Smt. Dalia Ghosh, Wife of Gouri Nath Ghosh, Sasadhar Ganguly 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 Kailash Chandra Pandey, . . Son of Shri Ramanath Pandey, P.O: Adrakuri, Thana: CHANDANKEYARI, Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Others

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

Execution is admitted on 22-05-2023 by Shri Vimal Kumar, PARTNER, 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

Indetified by Shri Kailash Chandra Pandey, . . Son of Shri Ramanath Pandey, P.O: Adrakuri, Thana: CHANDANKEYARI, Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Others

Execution is admitted on 22-05-2023 by Shri Susil Singh, PARTNER, 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

Indetified by Shri Kailash Chandra Pandey, . . Son of Shri Ramanath Pandey, P.O: Adrakuri, Thana: CHANDANKEYARI, Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Others



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

On 25-05-2023

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 Fees

Certified that required Registration Fees payable for this document is Rs 20,573.00/- (A(1) = Rs 20,566.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,573/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2023 3:38PM with Govt. Ref. No: 192023240069511711 on 25-05-2023, Amount Rs: 20,573/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX0139949 on 25-05-2023, Head of Account 0030-03-104-001-16

nt of Stamp Duty

led that required Stamp Duty payable for this document is Rs. 82,275/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 77,275/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

Stamp: Type: Impressed, Serial no 4214, Amount: Rs.5,000.00/-, Date of Purchase: 22/05/2023, Vendor name:

PRAVASH BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/05/2023 3:38PM with Govt. Ref. No: 192023240069511711 on 25-05-2023, Amount Rs: 77,275/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKX0139949 on 25-05-2023, 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**

ate of Registration under section 60 and Rule 69.

tered in Book - I

me number 1402-2023, Page from 46370 to 46411

ng No 140202858 for the year 2023.



Digitally signed by RUHUL AMIN
Date: 2023.05.30 18:34:24 +05:30
Reason: Digital Signing of Deed.

Ruhul

(Ruhul Amin) 2023/05/30 06:34:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)