

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

L 177070

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

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

31 JUL 2023

GRN.19-202324-014222201-2

QUERY NO.2001887995/2023

DEED OF SALE OF RS.45,26,839/-

ASSESSED MARKET VALUE AT RS.45,26,839/-

THIS DEED OF SALE IS MADE on this the 31st day

Of July 2023 BY:

Contd.....P/2

-: 2 :-

(1) SMT. RITA DEVI (AGKPD9326L) wife of Late Kewal Ram (2) SRI MUKESH MAKHIJA (PAN.AEPPM0614P), (3) SRI MANISH MAKHIJA (PAN.AFFPM5753A) and (4) SRI MOHIT KUMAR MAKHIJA (PAN.AIXPM8153F), all sons of Late Kewal Ram, all by faith-Hindu, citizenship-Indian, residents of Dhadka Road, Near Anand Sweets, Asansol, P.O. Asansol-713302, P.S. Asansol(North) Dist. Paschim Brdhanman hereinafter jointly and severally called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **ONE PART** ;

The vendors No. 1 and 2 are represented by their constituted Attorney Sri Mohit Kumar Makhija i.e. the Vendor No.4 empowered by a registered Deed of General Power of Attorney being No.1731 for the year 2022 of D.S.R. Paschim Bardhaman and The vendor No. 3 is represented by his constituted Attorney Sri Mohit Kumar Makhija i.e. the Vendor No.4 empowered by a General power of attorney duly executed on 23.07.2021 by the vendor No. 3 before the Ld. Notary Public Gouri Ghosh, Commonwealth of Massachusetts verified by the Consulate General of India, New York , U S A being No. 0585921 and duly Stamped by the Collectorate of Kolkata , India on 24.09.2021 .

IN FAVOUR OF ;

"ROY CONSTRUCTION" (PAN.AFOPR6281D), a Proprietorship firm, having its office at Amulya Niketan, Hill view (South), Opposite Kamdhenu Sweets, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman (Previously under Dist. Burdwan) and represented by its sole proprietor **SRI NANDA DULAL ROY (PAN.AFOPR6281D)**, son of Late Narayan Chandra Roy, by faith-Hindu ,by occupation-Business, resident of Flat No. F-03, third floor, Amulya Niketan, Hill view (South), Opposite Kamdhenu Sweets, P.O. Asansol-713304, P.S. Asansol (South) Dist. Paschim Bardhaman hereinafter called the '**PURCHASER**'(which expression shall unless excluded by or repugnant to the context include its heirs, successors, legal representatives and assigns)of the **OTHER PART**;

-:3:-

AND WHEREAS one Kewal Ram (since deceased), Sri Gulraj Mal and Sri Hola Ram all sons of Late Kishan Chand @ Kishan Chand Sah jointly purchased the property which is morefully mentioned in the schedule below by virtue of a registered Deed of Sale dated 16.09.2008 registered in Book No.1, CD Volume No.23, pages 1303 to 1329 being No.7872 for the year 2008 of Asansol A.D.S.R. Office for valuable consideration each having undivided $1/3^{\text{rd}}$ shares therein.

It is pertinent to mention here that acquisition and devolution of legal title and ownership over the said property of the vendors of the sale deed being No. 7872 for the year 2008 has been fully mentioned and described in the recital of the said deed.

AND WHEREAS while owning and possessing the said property morefully mentioned in the schedule below to the extent of his undivided $1/3^{\text{rd}}$ share aforesaid Kewal Ram died on 21.06.2020 leaving behind his widow named Smt. Rita Devi (i.e. the vendor No.1 herein) and three sons named Sri Mukesh Makhija (i.e. the vendor No.2 herein), Sri Manish Makhija (i.e. the vendor No.3 herein) and Sri Mohit Kumar Makhija (i.e. the vendor No.4 herein) as his only legal heirs and successors who jointly and collectively inherited the said undivided $1/3^{\text{rd}}$ share over the schedule mentioned property left by deceased Kewal Ram under the provisions of Hindu succession Act.1956 .

AND WHEREAS in the present circumstances the vendors along with the above named Sri Gulraj Mal and Sri Hola Ram are the joint owners-in-possession of the schedule mentioned property more fully mentioned in the schedule below wherein the vendor have undivided collective $1/3^{\text{rd}}$ share, aforesaid Gulraj Mal has undivided $1/3^{\text{rd}}$ share and the said Hola Ram has undivided $1/3^{\text{rd}}$ share.

 **AND WHEREAS** since the date of such inheritance the vendors had been and have been owning and possessing the said property to the extent of their undivided collective $1/3^{\text{rd}}$ shares peacefully and uninterruptedly;

Contd.....P/4

-:4:-

AND WHEREAS the vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property to the extent of their undivided collective $1/3^{\text{rd}}$ shares which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the vendors being in urgent need of money to meet their legal requirement and expenses jointly declared and expressed their intention to sell the schedule mentioned property to the extent of their undivided collective $1/3^{\text{rd}}$ shares and the purchaser having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned property and after mutual discussion between the parties total value/consideration for the schedule mentioned property has been settled and fixed at Rs.45,26,839/- (Rupees forty five lacs twenty six thousand eight hundred thirty nine)only and the vendors considering the said price as fair proper, reasonable and highest according to market value prevailing in the locality agreed to sell, convey and transfer the schedule mentioned property to the extent of their undivided collective $1/3^{\text{rd}}$ shares unto and in favour of the purchaser at and for the said settled price/consideration on the terms mentioned herein below ;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the vendors and the purchaser and in consideration of the said sum of Rs.45,26,839/- (Rupees forty five lacs twenty six thousand eight hundred thirty nine)only paid by the purchaser to the vendors as per memo of consideration written at the foot of this deed (the receipt whereof the vendors does hereby admit and acknowledge) as total price of the schedule mentioned property to the extent of undivided collective $1/3^{\text{rd}}$ shares the vendors doth hereby grant, convey sell and transfer all that property more fully mentioned in the schedule below to the extent of their undivided collective $1/3^{\text{rd}}$ shares unto and to the uses of the said purchaser together with the right of path, passage, lights, liberties, ,privileges, easements and appurtenances



Contd.....P/5

-:5:-

whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease mortgage, exchange or otherwise **AND THAT** the said vendors for themselves, their heirs and successors doth hereby declare and covenant with the said purchaser that the vendors have good title, full power and absolute right to sell and transfer the said property and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the vendors have not in any way encumbrance the said land intended to be conveyed by this deed of sale **AND THAT** the said purchaser including all its legal heirs and successors shall and may at all times peacefully/quietly hold, possess, uses and enjoy the said land as lawful and rightful owners thereof with right to make/raise all sorts of constructions , structure, building, rebuilding upon the said property in accordance with law by dismantling the present structures without any interruptions, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for her **AND THAT** the said vendors shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the purchaser relating to the said property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendors have no valid perfect and marketable title to the said property as herein before stated by the vendors in that event the vendors including all their legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the purchaser and shall also be likable to make good and Indemnify all losses and damages which the purchaser may offer due to any defect in the title of the vendors in respect of the said property

Contd.....P/6

-:6:-

hereby sold to the purchaser by executing this deed of sale peaceful possessions of the schedule mentioned property is hereby delivered to the purchaser.

It is further declared by the vendors that the purchaser by virtue of this deed of sale will be competent and entitled to get its name mutated in the records of S.D.L. & L.R.O. Extn. Part-1, Asansol under the State of West Bengal as well as in the Assessment Register of Asansol Municipal Corporation and the vendors undertakes to render all such help and assistance as will be found essential in this regard.

SCHEDULE ABOVE REFERRED TO :

In the Dist. of Paschim Bardhaman(previously under Dist.Burdwan), P.S.Asansol, within mouza –Kumarpur (KLHE,BLOCK-1) ,J.L.19 ,under the limits of Asansol Municipal Corporation, ward No.22(New) 30(old) all that share in the homestead land being residential cum commercial plot being Drawing Plot No.B-1 on the Western side Kanyapur Link Road at Kalyanpur Housing Estate, Asansol measuring 06 (six) cottahs 13(thirteen) chhittacks 30(thirty) sq.ft. of residential land area comprising Plot Nos.130,131,140 in full and Part of Plot Nos.127,128, 129,132,133,134, 136, 137, 138, 139,141,192 and 19 including one mud built tile shed room containing covered area of 100(one hundred)sq.ft. with all easement Rights .The property is butted and bounded by:

On the North :By Drawing Plot No.A-1.

On the South : By Drawing Plot No.C-2.

On the East :By drain thereafter 24ft Wide Road of West Bengal Housing Board.

On the West :By Khas Land of West Bengal Housing Board.

 The said Property is more specifically delineated in a sketch map hereto annexed and thereon shown in **RED** border which shall form part of this deed.

Contd.....P/7

-:7;-

OUT OF WHICH AND WITHIN THIS BOUNDARY: All that undivided collective 1/3rd share of the vendors(i.e. undivided 1/12th share each of the vendor)in the homestead land measuring an are of 02(two)cottahs 205(two hundred five)sq.ft. including undivided collective 1/3rd share of the vendors upon the mud built tile shed room covered area of 34(thirty four)sq.ft. with all easements Rights.

The proportionate annual rent is payable to the state of West Bengal through S.D.L.&L.R.O. Extn. Part-1, Asansol.

A sheet containing finger prints of both hands of the parties along with photographs duly attested by them is kept after this deed.

MEMO OF CONSIDERATION

Rs.45,26,389/- (Rupees forty five lacs twenty six thousand three hundred eighty nine) only paid through R.T.G.S. being UTR No. SBINR52023072763132676 dated 27.07.2023 of S.B.I.,Bijoy Pal Sarani Asansol.

Contd....P/8



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



192023240142222012

GRN Details

GRN: 192023240142222012 Payment Mode: Counter Payment
GRN Date: 25/07/2023 16:34:06 Bank/Gateway: State Bank of India
BRN: 90081907 BRN Date: 26/07/2023 00:00:00
GRIPS Payment ID: 250720232014222200 Payment Init. Date: 25/07/2023 16:34:06
Payment Status: Successful Payment Ref. No: 2001887995/5/2023

[Query No./Query Year]

Depositor Details

Depositor's Name: Mr NANDA DULAL ROY
Address: ASANSOL
Mobile: 7001706401
Period From (dd/mm/yyyy): 25/07/2023
Period To (dd/mm/yyyy): 25/07/2023
Payment Ref ID: 2001887995/5/2023
Dept Ref ID/DRN: 2001887995/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001887995/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	176084
2	2001887995/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	45275

Total 221359

IN WORDS: TWO LAKH TWENTY ONE THOUSAND THREE HUNDRED FIFTY NINE ONLY.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Narinder Kumar Nalhoja
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	Narinder Kumar Nalhoja
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Narinder Kumar Nalhoja
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	Narinder Kumar Nalhoja
RIGHT HAND						



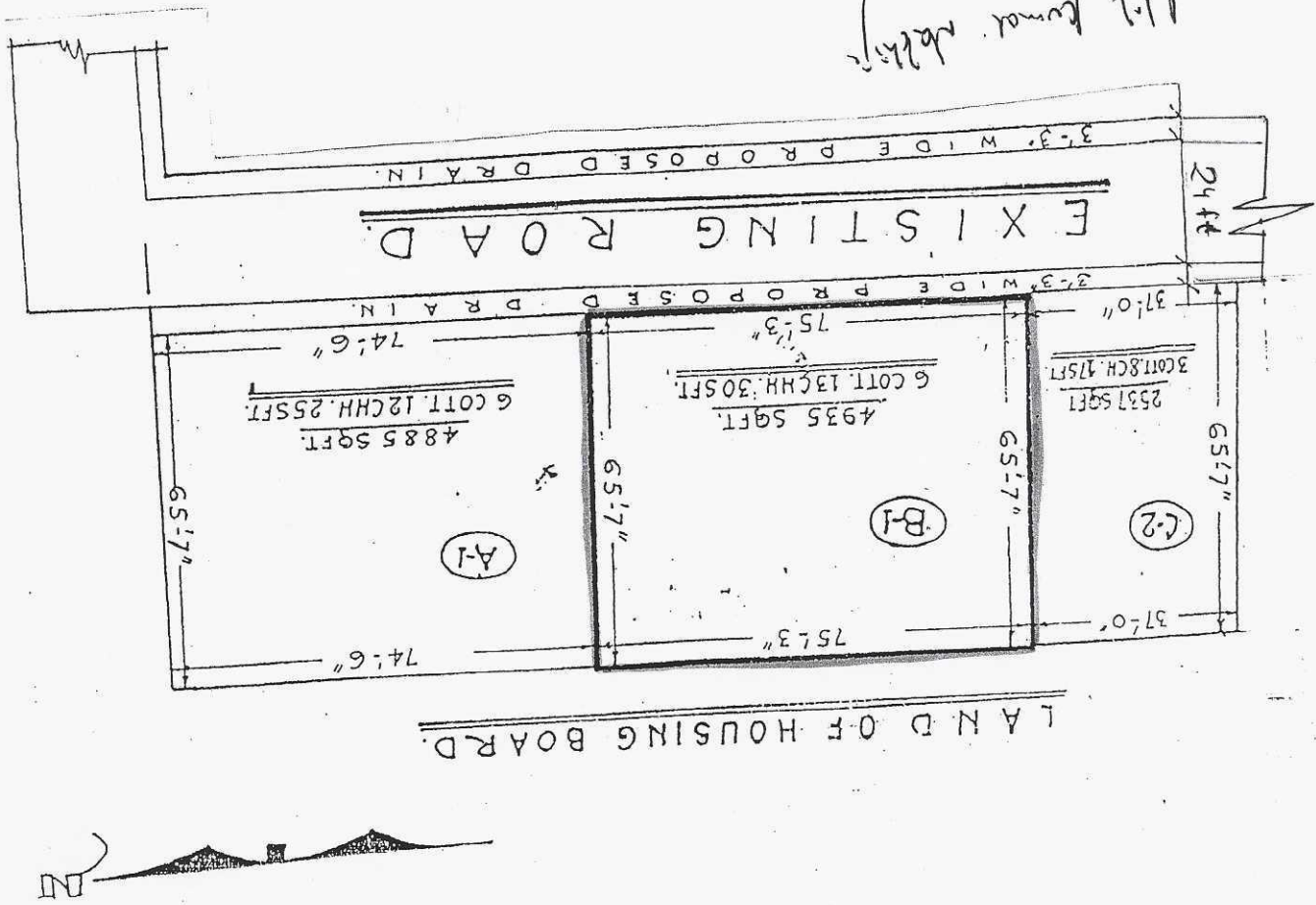
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						

PHOTO

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

PHOTO

SKETCH MAP SHOWING THE LAND MEASURING AN AREA OF 06(SIX) COTTAS 13(THIRTEEN) CHITTACKS 30(THIRTY) SQ.FT. COMPRISED BEING DRAWING PLOT NO.B-1 MOUZA-KUMARPUR(KLHE BLOCK-1)J.L.19,P.S. ASANSOL, DIST.PASCHIM BARDHAMAN INCLUDING A MUD BUILT TILE SHED ROOM COVERED AREA OF 100(ONE HUNDRED)SQ.FT. UNDER THE LIMITS OF ASANSOL MUNICIPAL CORPORATION SHOWN IN RED BORDER, OUT OF WHICH UNDIVIDED COLLECTIVE 1/3RD SHARE OF THE VENDORS (I.E. UNDIVIDED 1/12TH SHARE EACH OF THE VENDOR) UPEN THE LAND MEASURING AN ARE OF 02(TWO)COTTAS 205(TWO HUNDRED FIVE)SQ.FT. INCLUDING A MUD BUILT TILE SHED ROOM COVERED AREA OF 34(THIRTY FOUR)SQ.FT. HERE BY SOLD.



TUFAN KUMAR MITRA
PLANNER & ESTIMATOR
LIC No. 084 of

For Sell and as constituted
attorney of Smt. Rita Devi,
Sri Nikhil Mishra and
I.L.Raid.

DETAILS OF IDENTIFIER WITH PHOTO

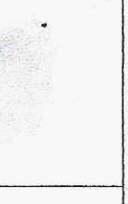
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Arun Makhija
2. FATHER/ HUSBAND NAME : Gulraj Mal @ Gulraj Mal
(পিতা/ স্বামীর নাম) Makhija
3. OCCUPATION (পেশা) : other's
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dhadka Near Anand Sweets
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713302
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Nephew
6. AADHAR NO 6404 9026 9221
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Arun Makhija as identifier identifying the executants
of the concerned deed (Query No.) 2001887995/2023

হবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Arun Makhija

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

-:8:-

IN WITNESS WHERE OF the Vendors named above sign and execute this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Ajean Makhija
Son of Sri Gauraj Mal
Alais Gauraj Makhija
of Dhadka Near Anand Sweets
Asansol - 2 .
District - Paschim Bardhaman .

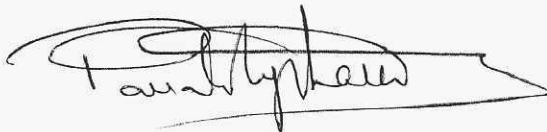
Shri. Kamal Makhija

For self and as constituted attorney
Of Smt. Rita Devi, Sri Mukesh Makhija
and Sri Manish Makhija

SIGNATURE OF THE VENDORS

2. Akash Ray
S/o - Damodar Ray
Vill - Purbastom Pur
PO - Subarnapur
Pin - 713361

Drafted and prepared by
me as per instructions of
the vendors and read over and
explained to them by me and
typed in my office.



PALLAB ROYCHOWDHURY
Advocate Asansol Court
E. No. F - 506/99

Major Information of the Deed

Deed No :	I-2305-06647/2023	Date of Registration	31/07/2023
Query No / Year	2305-2001887995/2023	Office where deed is registered	
Query Date	24/07/2023 6:02:36 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, 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. 45,26,389/-	Rs. 45,26,839/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,81,084/- (Article:23)	Rs. 45,275/- (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: Kalyanpur Housing Estate, Road: K.S. T. P, Mouza: KLHE BLOCK-1, JI No: 0, Pin Code : 713302

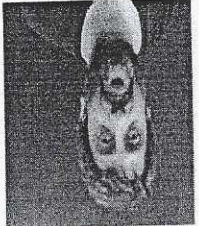
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-130	RS-130	Other Commercial Usage	Bastu	2 Katha 205 Sq Ft	45,03,889/-	45,03,889/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					3.7698Dec	45,03,889 /-	45,03,889 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	34 Sq Ft.	22,500/-	22,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 34 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		34 sq ft	22,500 /-	22,950 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt RITA DEVI Wife of Late KEWAL RAM DHADKA ROAD NEAR ANAND SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri MUKESH MAKHIA Son of Late KEWAL RAM C 1-503 CITADEL ENCLAVE B T KAWADE ROAD NEAR BAKERS PRIDE CHORPADI PUNE, City:- P.O:- PUNE, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411001Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx4P,Aadhaar No Not Provided by UIDAI Status: Individual, Executed by: Attorney, Executed by: Attorney

SI No	Name	Photo	Finger Print	Signature
3	Shri MOHIT KUMAR MAKHIA (Presentant) Son of Late KEWAL RAM Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023, Place : Office			
4	Shri MANISH MAKHIA Son of Late KEWAL RAM DHADKA ROAD NEAR ANAND SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROY CONSTRUCTION AMULYANIKETAN HILL VIEW SOUTH OPPOSITE KAMDHENU SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, PAN No.:: AFxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status : Organization, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri MOHIT KUMAR MAKHIJA Son of Late KEWAL RAM Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office	 Jul 31 2023 12:59PM	 LTI 31/07/2023	 31/07/2023
DHADKA ROAD NEAR ANAND SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: Alxxxxxx3F,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt RITA DEVI, Shri MUKESH MAKHIJA, Shri MANISH MAKHIJA				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shri NANDA DULAL ROY Son of Late NARAYAN CHANDRA ROY FLAT NO F 03 THIRD FLOOR AMULYA NIKETAN HILL VIEW SOUTH OPPOSITE KAMDHENU SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY CONSTRUCTION (as SOLE PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUN MAKHIJA Son of Mr GULRAJ MAL ALIAS GULRAJ MAL MAKHIJA DHADKA NEAR ANAND SWEETS ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302	 31/07/2023	 31/07/2023	 31/07/2023
Identifier Of Shri MOHIT KUMAR MAKHIJA, Shri MOHIT KUMAR MAKHIJA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt RITA DEVI	ROY CONSTRUCTION-0.942448 Dec
2	Shri MUKESH MAKHIJA	ROY CONSTRUCTION-0.942448 Dec
3	Shri MOHIT KUMAR MAKHIJA	ROY CONSTRUCTION-0.942448 Dec
4	Shri MANISH MAKHIJA	ROY CONSTRUCTION-0.942448 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt RITA DEVI	ROY CONSTRUCTION-8.50000000 Sq Ft
2	Shri MUKESH MAKHIJA	ROY CONSTRUCTION-8.50000000 Sq Ft
3	Shri MOHIT KUMAR MAKHIJA	ROY CONSTRUCTION-8.50000000 Sq Ft
4	Shri MANISH MAKHIJA	ROY CONSTRUCTION-8.50000000 Sq Ft

Endorsement For Deed Number : I - 230506647 / 2023

On 31-07-2023

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.

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

Presented for registration at 12:50 hrs on 31-07-2023, at the Office of the A.D.S.R. ASANSOL by Shri MOHIT KUMAR MAKHIJA , 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 45,26,839/-

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

Execution is admitted on 31/07/2023 by Shri MOHIT KUMAR MAKHIJA, Son of Late KEWAL RAM, DHADKA ROAD NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Others

Indetified by Mr ARUN MAKHIJA, , , Son of Mr GULRAJ MAL ALIAS GULRAJ MAL MAKHIJA, DHADKA NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others

Executed by Attorney

Execution by Shri MOHIT KUMAR MAKHIJA, , Son of Late KEWAL RAM, DHADKA ROAD NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others as constituted attorney for 1. Smt RITA DEVI DHADKA ROAD NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, 2. Shri MUKESH MAKHIJA C 1 -503 CITADEL ENCLAVE B T KAWADE ROAD NEAR BAKERS PRIDE GHORPADI PUNE, P.O: PUNE, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411001, 3. Shri MANISH MAKHIJA DHADKA ROAD NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302 is admitted by him

Indetified by Mr ARUN MAKHIJA, , , Son of Mr GULRAJ MAL ALIAS GULRAJ MAL MAKHIJA, DHADKA NEAR ANAND SWEETS ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,275.00/- (A(1) = Rs 45,268.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,275/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/07/2023 12:00AM with Govt. Ref. No: 192023240142222012 on 25-07-2023, Amount Rs: 45,275/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90081907 on 26-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,81,084/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,76,084/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 821, Amount: Rs.5,000.00/-, Date of Purchase: 21/07/2023, Vendor name: P K DAS

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/07/2023 12:00AM with Govt. Ref. No: 192023240142222012 on 25-07-2023, Amount Rs: 1,76,084/-,
Bank: State Bank of India (SBIN0000001). Ref. No. 90081907 on 26-07-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 128486 to 128504

being No 230506647 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL
Date: 2023.08.02 15:05:00 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/02 03:05:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)