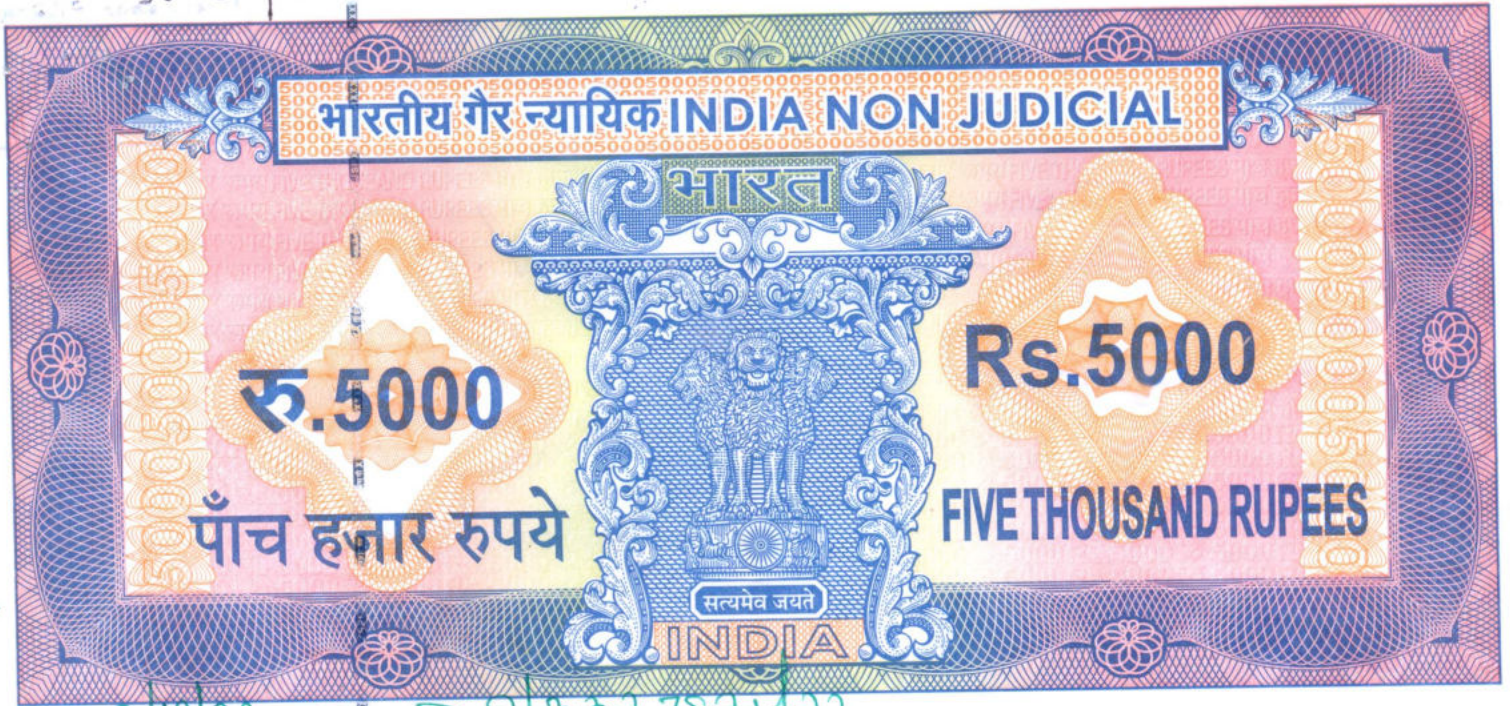


10039/2022

I-10163



पश्चिम बंगाल WEST BENGAL

H 282912

20-50001-

1065/2022

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

DEED OF SALE

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

07 DEC 2022

GRN No.	: 19-202223-019454156-8.
Query No.	: 2003327871/2022,
Assessed Market Value	: Rs. 98,00,000/-,
P.S.	: Asansol (South),
Mouza	: Asansol,
L.R. Plot No.	: 1176,
Area of Land	: 12 Decimal,
Constructed Area	: 1300 Sq. Ft.,
District	: Paschim Bardhaman,

THIS DEED OF SALE is made on this the 02th day of December, 2022.

Contd...P/2.

1/18
11:35 pm
08/12/2022
[Signature]

BETWEEN

1. SMT. GEETA GHOSH, (PAN No. AKHPG8590N) wife of Late Sibdas Ghosh, daughter-in-law of Late Chandra Sekher Ghosh and Late Uma Ghosh, by faith Hindu, by occupation House wife, Nationality Indian, resident of S.P. Mukherjee Road 2nd. Bye Lane, Murgasole, P.O.- Ushagram, P.S.- Asansol, Dist.- Paschim Bardhaman, West Bengal, PIN No.- 713303.,

2. SRI SOUMITRA GHOSH, (PAN No. AEGPG4497P) son of Late Sibdas Ghosh, Grandson of Late Chandra Sekher Ghosh and Late Uma Ghosh, by faith Hindu, by occupation Retired Person, Nationality Indian, resident of 1334 Survey Park, Flat No.- A 3, Santoshpur, Kolkata-700075., West Bengal, AND

3. SRI SUBRATA GHOSH, (PAN No. AROPS0216P) son of Late Sibdas Ghosh, Grandson of Late Chandra Sekher Ghosh and Late Uma Ghosh, by faith Hindu, by occupation Service, Nationality Indian, resident of C 306, Balaji Tower Plot No.- 29-37, near Sanpada Station Sector 30 A, Navi Mumbai, Thane, Dist.- Mumbai, Pin No.- 400705., Maharashtra, hereinafter jointly referred to as the **"FIRST PARTY"/"SELLERS"** (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors, assigns).

AND

M/S. NIRBHAY INFRA DEVELOPERS, (PAN No. AAKFN7281L) a registered Partnership Firm, having its office at Malti Mangal Plaza, Unit No.- B/G/10 (B Block, Ground Floor), 130, G.T. Road (East), Rambandhu Talaw, P.O.- Asansol, P.S.- Asansol (S), Chowki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, PIN No.- 713303., West Bengal, Represented by its Partner **SRI MANISH RAI**, (PAN No. AKPPR6512F) son of Late Bashisht Narain Rai, by faith Hindu, by occupation Business, by Citizenship Indian, resident of "Abhishek Apartment", Arya Kanya Road, P.O.- Asansol, P.S.- Asansol (S), Chowki, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, District Paschim Bardhaman, West Bengal, PIN No.- 713303., hereinafter referred to as the **"SECOND PARTY"/"PURCHASER"** (which expression shall unless contrary or repugnant to the context include his legal representatives, heirs, successors-in-office and assigns).

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Adl

WHEREAS, the property mentioned in the schedule alongwith other properties originally belong to Chandra Sekher Ghosh, son of Late Roybahadur Troiloikya Nath Ghosh.

AND WHEREAS, said Chandra Sekhar Ghosh, during his lifetime acquired the same by dint of a registered Deed of Sale being No. I-655 of the year 1951, executed and registered before the Sub-Registrar Office at Asansol from Kishin Chand, son of Jashan Singh Bijani.

AND WHEREAS, said Chandra Sekhar Ghosh till his death had been in peaceful uninterrupted possession of the same.

AND WHEREAS, said Chandra Sekhar Ghosh has died on 1956 and his wife has also died on 04.10.1973, leaving behind 2 (Two) sons namely Sibdas Ghosh and Samar Ghosh.

AND WHEREAS, said Samar Ghosh was unmarried and he has died on 21.05.1992, leaving behind his only brother namely Sibdas Ghosh as his only heirs and successors.

AND WHEREAS, after the demise of Samar Ghosh said Sibdas Ghosh become absolute owner of the schedule property alongwith other properties of Chandra Sekhar Ghosh by way of inheritance.

AND WHEREAS, Sibdas Ghosh has also died on 26.12.2011, leaving behind him the following legal heirs and successor :-

- a) Smt. Geeta Ghosh as wife,
- b) Sri Soumitra Ghosh as son, and
- c) Sri Subrata Ghosh as son.

AND WHEREAS, as per the Hindu Law of succession the aforesaid heirs and successors of Sibdas Ghosh jointly become owner of the schedule property alongwith other properties in the right title interest of Sibdas Ghosh and each of the aforesaid heirs become owner of the schedule property each having $1/3^{\text{rd}}$ share therein and are in peaceful uninterrupted possession of the same being absolute owner thereof.

AND WHEREAS, Geeta Ghosh, wife of Late Sibdas Ghosh being acquired the said $1/3^{\text{rd}}$ share of all the left away properties of Sibdas Ghosh recorded her name in the L.R.R.O.R. in respect of L.R. Khatian No.- 4153, Mouza- Asansol, J.L. No.- 035.

Contd...P/4.

Chandra Sekhar Ghosh
Adm

AND WHEREAS, Soumitra Ghosh, one of the son of Late Sibdas Ghosh being acquired the said 1/3rd. share of all the left away properties of Sibdas Ghosh recorded his name in the L.R.R.O.R. in respect of L.R. Khatian No.- 4154, Mouza- Asansol, J.L. No.- 035.

AND WHEREAS, Subrata Ghosh, another son of Late Sibdas Ghosh being acquired the said 1/3rd. share of all the left away properties of Sibdas Ghosh and recorded his name in the L.R.R.O.R. in respect of L.R. Khatian No.- 4155, Mouza- Asansol, J.L. No.- 035.

AND WHEREAS, the First Party/Sellers being owner also in peaceful possession of the schedule property and jointly owner to the extent of 1/3rd. share of all the left away properties of Sibdas Ghosh and paying rents and taxes in their own names.

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

AND WHEREAS, the Second Party/Purchaser came across about the intention of the First Party/Sellers and is/was in search of a property akin to the property mentioned in the schedule herein below and accordingly proposed the First Party/Sellers to sell the schedule property in favour of the Second Party/Purchaser.

AND WHEREAS, the First Party/Sellers have agreed with the proposal of the Second Party/Purchaser and proposed unto the Second Party/Purchaser to pay the sum of Rs. 98,00,000/- (Ninety Eight Lakh) only as total consideration price towards acquiring of the schedule property.

AND WHEREAS, the Second Party/Purchaser has agreed to pay the aforesaid consideration price of Rs. 98,00,000/- (Ninety Eight Lakh) only to the First Party/Sellers towards acquiring of the schedule property.

AND WHEREAS, the Second Party/Purchaser has paid the said sum of Rs. 98,00,000/- (Ninety Eight Lakh) only unto the First Party/Sellers in respect of purchasing of the property mentioned in the schedule herein below.

AND WHEREAS, the First Party/Sellers doth hereby acknowledged the receipt of the sum of Rs. 98,00,000/- (Ninety Eight Lakh) only from the Second Party/Purchaser.

Contd...P/5.

Amulya
2021

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

NOW THIS DEED OF SALE WITNESSETH

That in consideration of the sum of Rs. 98,00,000/- (Ninety Eight Lakh) only from the purchaser specifically described in the memo of consideration herein below the sellers doth hereby grant, convey and transfer unto the purchaser all the property described in the schedule hereunder and deliver possession of the schedule property unto the purchaser free from all encumbrances together with all right, title, interest, easements privileges and all common and absolute enjoyment and rights the sellers had and so long enjoyed TO HAVE AND TO HOLD the hereditaments hereby granted and conveyed unto and to the use of the purchaser his heirs, successors-in-office, executors, administrators and assigns, forever AND THAT the sellers doth hereby for themselves and their heirs, successors, executors, administrators and assigns covenant with the said purchaser and declare that they are seized and possessed off and have not in any way encumbered or charged or caused anyway the schedule property conveyed by this Deed of Sale and that the said purchaser, his heirs, successors-in-office, executors, administrators and assigns shall and may at all times peaceably and quietly possess the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said sellers or any persons lawfully or equitably claiming from, under or in trust for the sellers and that the purchaser is at liberty to use and enjoy the property according to the purchaser's own choice and preference AND THAT the sellers shall for all times to come at the request and cost of the purchaser, his heirs, executors, administrators or assigns do or execute or caused to be done or execute all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorized person for further and more perfectly assuring the title of the purchaser and also for mutation of the said property or any part thereof in the name of the purchaser that may be required in due course.

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

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*Shubh
Adh*

Be it further covenanted that the purchaser, his heirs, successors-in-office, administrators or assigns shall enjoy the property with all right, title, interest of the sellers according to their own choice, preference and necessity including all sorts of transferring rights like sale, gift, mortgage, etc. etc. or creating tenancy, raising all sorts of building by the purchaser towards conveyed property and to pay tax/taxes to the State Government or Corporation, in the name of the purchaser and to get receipt thereof in his own name.

SCHEDULE

Within the District of **Paschim Bardhaman**, Chowki, Sub-Division and A.D.S.R. office **Asansol**, P.S.- **Asansol**, Under Mouza **Asansol**, J.L. No.- **035**, C.S. Khatian No.- **118**, L.R. Khatian No.- **463, 4153, 4154 & 4155**, C.S. Plot No.- 648, 650 & 653, R.S. Plot No.- **972**, Corresponding L.R. Plot No.- **1176**, Classification **Bastu**, Property used as **Bastu**, Area of Land hereby sold by this Deed is **12 (Twelve) Decimal**, out of which 4 (Four) Decimal of land from L.R. Khatian No.- **4153**, 4 (Four) Decimal of land from L.R. Khatian No.- **4154 AND** 4 (Four) Decimal of land from L.R. Khatian No.- **4155**, together with **Residential** house thereon being part Holding No.- **299/33**, Ward No.- **19 (Old) 41 (New)** of **Asansol Municipal Corporation**, constructed area sold by this Deed is **1300 Sq. Ft.** out of which **700 Sq. Ft.** in **Ground Floor** and **600 Sq. Ft.** in **First Floor**, made of **Cemented Floor** of more than 50 years old, specifically undivided 1/3rd. share of the entire building together with all easements, appurtenances, common rights attached thereto.

BUTTED & BOUNDED BY :-

On the East - Property of Kapoor's,
On the West - Property of Mukherjee,
On the North - S.P. Mukherjee Road bye Lane II,
On the South - Property of the Sellers.

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

Contd...P/7.

Shankar Singh
Adv

MEMO OF CONSIDERATION

Total Consideration Price Rs. 98,00,000/- (Ninety Eight Lakh) only.

SMT. GEETA GHOSH

Cheque No.	Bank	Mode of Payment	Date	Amount
353303	S.B.I.	Cheque Clearing	17/10/2021.	5,00,000/-
353344	S.B.I.	Cheque Clearing	11/11/2022.	10,00,000/-
353368	S.B.I.	R.T.G.S. Transfer	24/11/2022.	10,00,000/-
353372	S.B.I.	Cheque Clearing	02/12/2022.	7,66,666/-
				Total 32,66,666/-

SRI SOUMITRA GHOSH

Cheque No.	Bank	Mode of Payment	Date	Amount
353304	S.B.I.	Cheque Clearing	17/10/2021.	5,00,000/-
353345	S.B.I.	Cheque Clearing	11/11/2022.	10,00,000/-
353367	S.B.I.	R.T.G.S. Transfer	24/11/2022.	10,00,000/-
353371	S.B.I.	Cheque Clearing	02/12/2022.	7,66,667/-
				Total 32,66,667/-

SRI SUBRATA GHOSH

Cheque No.	Bank	Mode of Payment	Date	Amount
353305	S.B.I.	Cheque Clearing	17/10/2021.	5,00,000/-
353346	S.B.I.	Cheque Clearing	11/11/2022.	10,00,000/-
353364	S.B.I.	R.T.G.S. Transfer	24/11/2022.	10,00,000/-
353370	S.B.I.	Cheque Clearing	02/12/2022.	7,66,667/-
				Total 32,66,667/-

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Adu

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

WITNESSES :

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

1. Greeti Ghosh

2. Samir Ghosh

3. Subal Ghosh

Signature of the "FIRST PARTY"/"SELLERS"

NIRBHAY INFRA DEVELOPERS

Mamir Lal
Partner

Signature of the "SECOND PARTY"/"PURCHASER"

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

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

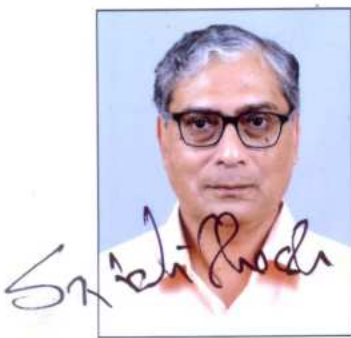
Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed to be treated as part of this Deed.



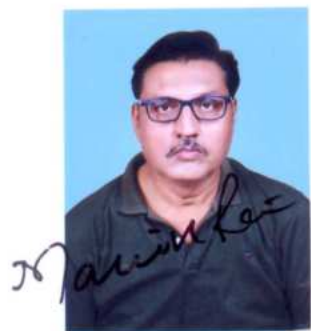
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



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



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



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



192022230194541568

GRN Details

GRN:	192022230194541568	Payment Mode:	SBI Epay
GRN Date:	29/11/2022 11:29:07	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1590061208213	BRN Date:	29/11/2022 11:29:56
Gateway Ref ID:	223333186228	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	291120222019454155	Payment Init. Date:	29/11/2022 11:29:07
Payment Status:	Successful	Payment Ref. No:	2003327871/2/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr MANISH RAI
Address:	NIRBHAY INFRA DEVELOPERS , MALTI MANGAL PLAZA ,ASANSOL
Mobile:	8918584440
Email:	nirbhayinfra@gmail.com
Period From (dd/mm/yyyy):	29/11/2022
Period To (dd/mm/yyyy):	29/11/2022
Payment Ref ID:	2003327871/2/2022
Dept Ref ID/DRN:	2003327871/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003327871/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	387010
2	2003327871/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	98007
Total				485017

IN WORDS: FOUR LAKH EIGHTY FIVE THOUSAND SEVENTEEN ONLY.



Government of West Bengal

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

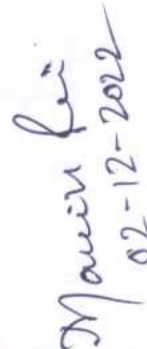
OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052003327871/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Geeta Ghosh S.P. Mukherjee Road 2nd. By Lane, Murgasole, City:- Asansol, P.O:- Ushagram, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Seller		 VETD No- 2266	 2.12.2022
2	Shri Soumitra Ghosh 1334 Survey Park, Flat No.- A 3, City:- Not Specified, P.O:- Santoshpur, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700075	Seller		 VETD No- 2267	 2.12.2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Subrata Ghosh C 306, Balaji Tower Plot No. 29-37, Near Sanpada Station Sector 30 A, City:- Not Specified, P.O:- Navi Mumbai, P.S:-THANE RAILWAY, District:- Mumbai, Maharashtra, India, PIN:- 400705	Seller			 02 Dec 2022
4	Shri MANISH RAI ABHISHEK APARTMENT, ARYA KANYA ROAD, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Represent ative of Buyer [NIRBHAY INFRA DEVELOP ERS]			 02-12-2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Ramesh Chakraborty Son of Shri B N Chakraborty VILL.- CHHOTODIGHARI, Village:- CHHOTODIGHARI, P.O:- CHHOTODIGHARI, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713326	Smt Geeta Ghosh, Shri Soumitra Ghosh, Shri Subrata Ghosh, Shri MANISH RAI, , , ,			 02/12/2022

(Manoj Kumar Mandal)

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

Major Information of the Deed

Deed No :	I-2305-10163/2022	Date of Registration	07/12/2022
Query No / Year	2305-2003327871/2022	Office where deed is registered	
Query Date	23/11/2022 4:40:49 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ayan Ranjan Mukherjee Vill.- Chhotodighari, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713326, Mobile No. : 9647074140, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 98,00,000/-		Rs. 98,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,92,010/- (Article:23)		Rs. 98,007/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1176 (RS :-972)	LR-4153	Bastu	Bastu	12 Dec	78,00,000/-	78,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	78,00,000 /-	78,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	20,00,000 /-	20,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Geeta Ghosh (Presentant) Wife of Late Sibdas Ghosh S.P. Mukherjee Road 2nd. By Lane, Murgasole, City:- Asansol, P.O:- Ushagram, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence
2	Shri Soumitra Ghosh Son of Late Sibdas Ghosh 1334 Survey Park, Flat No.- A 3, City:- Not Specified, P.O:- Santoshpur, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence
3	Shri Subrata Ghosh Son of Late Sibdas Ghosh C 306, Balaji Tower Plot No. 29-37, Near Sanpada Station Sector 30 A, City:- Not Specified, P.O:- Navi Mumbai, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400705 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ramesh Chakraborty Son of Shri B N Chakraborty VILL.- CHHOTODIGHARI, Village:- CHHOTODIGHARI, P.O:- CHHOTODIGHARI, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713326			
Identifier Of Smt Geeta Ghosh, Shri Soumitra Ghosh, Shri Subrata Ghosh, Shri MANISH RAI, , ,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Geeta Ghosh	NIRBHAY INFRA DEVELOPERS-4 Dec
2	Shri Soumitra Ghosh	NIRBHAY INFRA DEVELOPERS-4 Dec
3	Shri Subrata Ghosh	NIRBHAY INFRA DEVELOPERS-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Geeta Ghosh	NIRBHAY INFRA DEVELOPERS-433.33333300 Sq Ft
2	Shri Soumitra Ghosh	NIRBHAY INFRA DEVELOPERS-433.33333300 Sq Ft
3	Shri Subrata Ghosh	NIRBHAY INFRA DEVELOPERS-433.33333300 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1176, LR Khatian No:- 4153	Owner:গীতা ঘোষ, Gurdian:শিবদাস ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.12000000 Acre,	Smt Geeta Ghosh

On 29-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 98,00,000/-



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

On 02-12-2022

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

Presented for registration at 23:35 hrs on 02-12-2022, at the Private residence by Smt Geeta Ghosh , one of the Executants.

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

Execution is admitted on 02/12/2022 by 1. Smt Geeta Ghosh, Wife of Late Sibdas Ghosh, S.P. Mukherjee Road 2nd. By Lane, Murgasole, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 2. Shri Soumitra Ghosh, Son of Late Sibdas Ghosh, 1334 Survey Park, Flat No.- A 3, P.O: Santoshpur, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 3. Shri Subrata Ghosh, Son of Late Sibdas Ghosh, C 306, Balaji Tower Plot No. 29-37, Near Sanpada Station Sector 30 A, P.O: Navi Mumbai, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400705, by caste Hindu, by Profession Service

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

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

Execution is admitted on 02-12-2022 by Shri MANISH RAI, PARTNER, NIRBHAY INFRA DEVELOPERS (Partnership Firm), MALTI MANGAL PLAZA, UNIT No.- B/G/10,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

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



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

On 05-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 98,007.00/- (A(1) = Rs 98,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 98,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 11:29AM with Govt. Ref. No: 192022230194541568 on 29-11-2022, Amount Rs: 98,007/-, Bank: SBI EPay (SBlePay), Ref. No. 1590061208213 on 29-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,92,010/- and Stamp Duty paid by by online = Rs 3,87,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 11:29AM with Govt. Ref. No: 192022230194541568 on 29-11-2022, Amount Rs: 3,87,010/-, Bank: SBI EPay (SBlePay), Ref. No. 1590061208213 on 29-11-2022, Head of Account 0030-02-103-003-02



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

On 07-12-2022

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,92,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7429, Amount: Rs.5,000.00/-, Date of Purchase: 25/11/2022, Vendor name: P Ghanty
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 217055 to 217074
being No 230510163 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.08 15:22:13 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/08 03:22:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)
