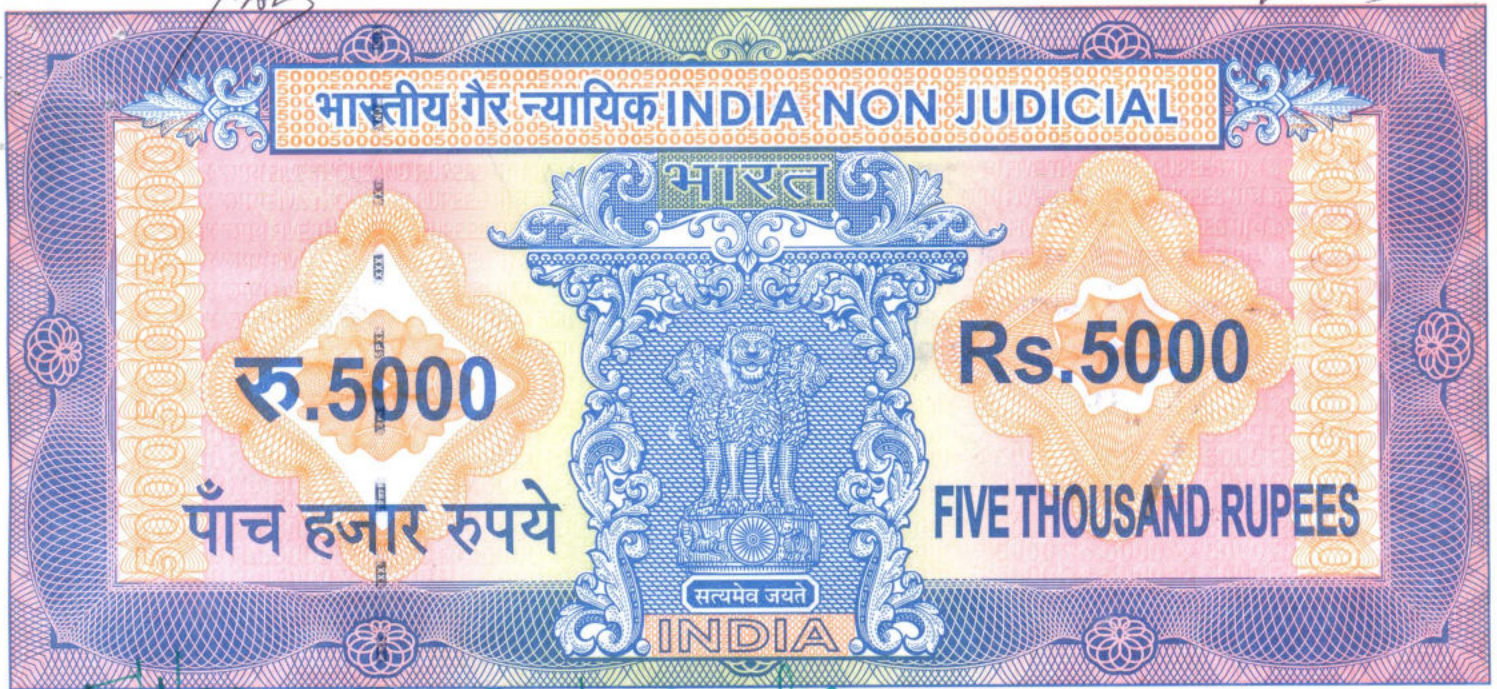




पश्चिम बंगाल पश्चिम-बंगाल WEST BENGAL

H 281244 H 284244

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

### DEED OF SALE

Addl. District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman  
05 JAN 2023

|                        |                          |
|------------------------|--------------------------|
| GRN No.                | : 19-202223-024109142-8. |
| Query No.              | : 2000019835/2023,       |
| Assessed Market Value  | : Rs. 62,33,334/-,       |
| P.S.                   | : Asansol,               |
| Mouza                  | : Asansol,               |
| L.R. Plot No.          | : 1176,                  |
| Area of Land           | : 7 Decimal,             |
| Total Constructed Area | : 850 Sq. Ft.,           |
| District               | : Paschim Bardhaman,     |

THIS DEED OF SALE is made on this the 05<sup>th</sup>. day of January, 2023.

Contd...P/2.

Amulakya  
Addl.

**BETWEEN**

**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, Maharashtra, Pin No.- 400705., hereinafter referred to as the **"FIRST PARTY"/"SELLER"** (which expression shall unless contrary or repugnant to the context include his legal representatives heirs, successors, assigns).

**AND**

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

**WHEREAS**, the property mentioned in the schedule alongwith other properties originally belong to Chandra Sekher Ghosh, son of Late Roybahadur Trailakhyanath 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 Kisin Chand, son of Jasan Singha.

**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.

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**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 heir and successor.

**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<sup>rd</sup>. 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<sup>rd</sup>. 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.

**AND WHEREAS,** Soumitra Ghosh, one of the son of Late Sibdas Ghosh being acquired the said 1/3<sup>rd</sup>. 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 1/3<sup>rd</sup>. 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,** aforesaid Subrata Ghosh (the First Party/Seller herein), Gita Ghosh and Soumitra Ghosh, being owner also in peaceful possession of the schedule property and jointly owner to the extent of 1/3<sup>rd</sup>. share of all the left away properties of Sibdas Ghosh and paying rents and taxes in their own names.

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**AND WHEREAS,** aforesaid Subrata Ghosh (the First Party/Seller herein), Gita Ghosh and Soumitra Ghosh jointly sold and transferred the property within 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 to L.R. Plot No.- 1176, measuring an Area of 27 (Twenty Seven) Decimal, out of which 12 (Twelve) Decimal of land from L.R. Khatian No.- 4153, 11 (Eleven) Decimal of land from L.R. Khatian No.- 4154 and 4 (Four) Decimal of land from L.R. Khatian No.- 4155, together with undivided 1/3<sup>rd</sup> share of the entire building together with all easements, appurtenances, common rights attached thereto to the Second Party/Purchaser by dint of 3 (Three) registered Deed of Sale being Nos. i. I-10163 of the year 2022, executed and registered before the A.D.S.R. Office at Asansol, ii. I-00080 of the year 2023, and iii. I-00081 of the year 2023, both executed & registered before the A.D.S.R. Office at Asansol.

**AND WHEREAS,** the Second Party/Purchaser after purchasing the aforesaid property of the aforesaid persons has been in uninterrupted peaceful possession of the same and recorded his name in the L.R.R.O.R. in respect of L.R. Khatian No.- 3911, of Mouza Asansol, J.L. No.- 035 and paying rents and taxes in his own names.

**AND WHEREAS,** the First Party/Seller after selling of his 4 (Four) Decimal of land is still owning and possessing 7 (Seven) Decimal of land specifically described in the schedule hereinbelow.

**AND WHEREAS,** the First Party/Seller for the purpose of acquiring other valuable property elsewhere, the First Party/Seller has decided to sell the property mentioned in the schedule herein below and ventilated his such desire to the Second Party/Purchaser.

**AND WHEREAS,** the Second Party/Purchaser is owning and possessing other property adjacent to the schedule property and for more comfortable use of his property has agreed to the proposal of the First Party/Seller and expressed his intention to purchase the same.

**AND WHEREAS,** the First Party/Seller proposed unto the Second Party/Purchaser to pay the sum of Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only as total consideration price towards acquiring of the schedule mentioned property.

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**AND WHEREAS,** the Second Party/Purchaser has agreed to pay the aforesaid consideration price of Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only to the First Party/Seller towards acquiring of the schedule property.

**AND WHEREAS,** the Second Party/Purchaser has paid the said sum of Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only unto the First Party/Seller in respect of purchasing of the property mentioned in the schedule herein below.

**AND WHEREAS,** the First Party/Seller doth hereby acknowledged the receipt of the sum of Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only from the Second Party/Purchaser.

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

**NOW THIS DEED OF SALE WITNESSETH**

That in consideration of the sum of Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only from the purchaser specifically described in the memo of consideration herein below the seller doth hereby grant, convey and transfer unto the purchaser all the property described in the schedule hereunder and delivered 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 seller 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 seller doth hereby for himself and his 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

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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 seller or any persons lawfully or equitably claiming from, under or in trust for the seller 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 seller 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 seller 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 seller is necessary and require swearing of affidavit(s), the seller shall make himself present and will swear affidavit/affidavits in favour of the purchaser before the Authorities concern.

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 seller according to his 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.

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**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 & 4155**, C.S. Plot No.- **648, 650 & 653**, R.S. Plot No.- **972**, corresponding to L.R. Plot No.- **1176**, Classification **Bastu**, Property used as **Bastu**, Area of Land hereby sold by this Deed is **7 (Seven) Decimal**, together with **Residential** house thereon being part Holding No.- **299/33**, Ward No.- **19 (Old) 41 (New)** of **S.P. Mukherjee Bye Lane**, under **Asansol Municipal Corporation**, constructed area of the house sold by this Deed is **850 Sq. Ft.** out of which **450 Sq. Ft.** in **Ground Floor** and **400 Sq. Ft.** in **First Floor**, made of **Cemented Floor** of more than 50 years old, 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 - Property of Nirbhay Infra Developers,  
On the South - Property of the Debnath's.

**MEMO OF CONSIDERATION**

Total Consideration Price Rs. 62,33,334/- (Sixty Two Lakh Thirty Three Thousand Three Hundred and Thirty Four) only.

| Cheque No.    | Mode of Payment | Date        | Amount      |
|---------------|-----------------|-------------|-------------|
| S.B.I. 353386 | Cheque          | 05.01.2023. | 20,00,000/- |
| S.B.I. 353387 | Cheque          | 05.01.2023. | 20,00,000/- |
| S.B.I. 483684 | Cheque R.T.G.S. | 04.01.2023. | 11,00,000/- |
| S.B.I. 483670 | Cheque          | 20.12.2022. | 2,33,334/-  |
| S.B.I. 483666 | Cheque R.T.G.S. | 17.12.2022. | 9,00,000/-  |

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/8.

*Amulalekha*  
A.C.

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

**WITNESSES :**

1. *Ranab Chakraborty,*  
*C/o. Sri B. N. Chakraborty,*  
*R/o. - Vill. & P.O. - Chhotajighari,*  
*P.S. - Hirapur,*  
*Dist. - Paschim Bardhaman,*

Pin. - 713326.

2. *Pranab Kumar Rai*  
*8/2 U. B. N. Rai*  
*Sri 12 Apartment*  
*S.P. Mukherjee Road by lane*  
*Asansol - 713303*

*[Signature]*

**Signature of the "FIRST PARTY"/"SELLER"**

**NIRBHAY INFRA DEVELOPERS**

*[Signature]*  
**Partner**

**Signature of the "SECOND PARTY"/"PURCHASER"**

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

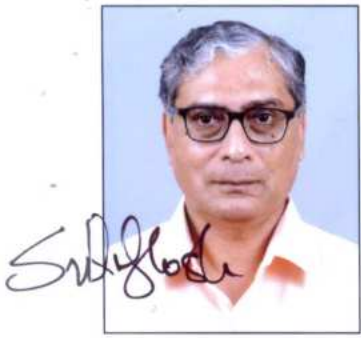
*Ayan Ranjan Mukherjee.*

(Ayan Ranjan Mukherjee)  
 Advocate, Asansol Court.

Enrolment No. WB/1072/2009.

*(Mukherjee)*  
*Adv*

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



192022230241091428

GRN Details

|                        |                     |                     |                         |
|------------------------|---------------------|---------------------|-------------------------|
| GRN:                   | 192022230241091428  | Payment Mode:       | SBI Epay                |
| GRN Date:              | 03/01/2023 16:47:11 | Bank/Gateway:       | SBlePay Payment Gateway |
| BRN :                  | 9005727297125       | BRN Date:           | 03/01/2023 16:47:55     |
| Gateway Ref ID:        | 230030139513        | Method:             | HDFC Retail Bank NB     |
| GRIPS Payment ID:      | 030120232024109141  | Payment Init. Date: | 03/01/2023 16:47:11     |
| Payment Status:        | Successful          | Payment Ref. No:    | 2000019835/2/2023       |
| [Query No*/Query Year] |                     |                     |                         |

Depositor Details

|                           |                        |
|---------------------------|------------------------|
| Depositor's Name:         | Mr MANISH Rai          |
| Address:                  | M M Plaza G.T.Road     |
| Mobile:                   | 8918584440             |
| Email:                    | nirbhayinfra@gmail.com |
| Period From (dd/mm/yyyy): | 03/01/2023             |
| Period To (dd/mm/yyyy):   | 03/01/2023             |
| Payment Ref ID:           | 2000019835/2/2023      |
| Dept Ref ID/DRN:          | 2000019835/2/2023      |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2000019835/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 244343     |
| 2       | 2000019835/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 62340      |
| Total   |                   |                                          |                    | 306683     |

IN WORDS: THREE LAKH SIX THOUSAND SIX HUNDRED EIGHTY THREE ONLY.

## Major Information of the Deed

|                                         |                                                                                                                                                                   |                                                                          |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------|
| Deed No :                               | I-2305-00085/2023                                                                                                                                                 | Date of Registration                                                     | 05/01/2023 |
| Query No / Year                         | 2305-2000019835/2023                                                                                                                                              | Office where deed is registered                                          |            |
| Query Date                              | 03/01/2023 12:08:45 PM                                                                                                                                            | A.D.S.R. ASANSOL, District: Paschim Bardhaman                            |            |
| Applicant Name, Address & Other Details | Ayan Ranjan Mukherjee<br>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<br>[No of Agreement : 1] |            |
| Set Forth value                         |                                                                                                                                                                   | Market Value                                                             |            |
| Rs. 62,33,334/-                         |                                                                                                                                                                   | Rs. 62,33,334/-                                                          |            |
| Stampduty Paid(SD)                      |                                                                                                                                                                   | Registration Fee Paid                                                    |            |
| Rs. 2,49,343/- (Article:23)             |                                                                                                                                                                   | Rs. 62,340/- (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<br>(RS :-972 ) | LR-4155        | Bastu         | Bastu   | 7 Dec        | 50,00,000/-             | 50,00,000/-           | Width of Approach Road: 16 Ft.,<br>Adjacent to Metal Road, |
| Grand Total : |                        |                |               |         | 7Dec         | 50,00,000 /-            | 50,00,000 /-          |                                                            |

### Structure Details :

| Sch No                                                                                                                                                | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                    | On Land L1        | 850 Sq Ft.        | 12,33,334/-             | 12,33,334/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                               |                   | 850 sq ft         | 12,33,334 /-            | 12,33,334 /-          |                           |

**Seller Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Name,Address,Photo,Finger print and Signature                                                                                                                                                                         |                                                                                                                 |                                                                                                                               |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Name</b><br><b>Shri Subrata Ghosh</b><br><b>(Presentant)</b><br>Son of Late Sibdas Ghosh<br>Executed by: Self, Date of Execution: 05/01/2023<br>, Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office | <b>Photo</b><br><br>05/01/2023 | <b>Finger Print</b><br><br>LTI<br>05/01/2023 | <b>Signature</b><br><br>05/01/2023 |
| 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: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office |                                                                                                                                                                                                                       |                                                                                                                 |                                                                                                                               |                                                                                                                       |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                  |  |  |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>NIRBHAY INFRA DEVELOPERS</b><br>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                                                                                                                                                                                                                                                                                                                                                              | <b>Name</b><br><b>Shri MANISH RAI</b><br>Son of Late BASHISHT NARAIN RAI<br>Date of Execution - 05/01/2023, , Admitted by: Self, Date of Admission: 05/01/2023, Place of Admission of Execution: Office | <b>Photo</b><br><br>Jan 5 2023 1:57PM | <b>Finger Print</b><br><br>LTI<br>05/01/2023 | <b>Signature</b><br><br>05/01/2023 |
| 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                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Shri Ramesh Chakraborty</b><br>Son of Shri B N Chakraborty<br>VILL.- CHHOTODIGHARI, Village:-<br>CHHOTODIGHARI, P.O:-<br>CHHOTODIGHARI, P.S:-Hirapur, District:-<br>Paschim Bardhaman, West Bengal, India,<br>PIN:- 713326 |  |  |  |
|                                                                                                                                                                                                                               | 05/01/2023                                                                        | 05/01/2023                                                                        | 05/01/2023                                                                          |
| Identifier Of Shri Subrata Ghosh, Shri MANISH RAI                                                                                                                                                                             |                                                                                   |                                                                                   |                                                                                     |

**Transfer of property for L1**

| Sl.No | From               | To. with area (Name-Area)      |
|-------|--------------------|--------------------------------|
| 1     | Shri Subrata Ghosh | NIRBHAY INFRA DEVELOPERS-7 Dec |

**Transfer of property for S1**

| Sl.No | From               | To. with area (Name-Area)                   |
|-------|--------------------|---------------------------------------------|
| 1     | Shri Subrata Ghosh | NIRBHAY INFRA DEVELOPERS-850.00000000 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:- 4155 | Owner:সুব্রত ঘোষ, Gurdian:শিবদাস ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre, | Shri Subrata Ghosh                             |

On 05-01-2023

**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 13:31 hrs on 05-01-2023, at the Office of the A.D.S.R. ASANSOL by Shri Subrata Ghosh ,Executant.

**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 62,33,334/-

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

Execution is admitted on 05/01/2023 by 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 05-01-2023 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 62,340.00/- ( A(1) = Rs 62,333.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 62,340/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2023 4:47PM with Govt. Ref. No: 192022230241091428 on 03-01-2023, Amount Rs: 62,340/-, Bank: SBI EPay ( SBlePay), Ref. No. 9005727297125 on 03-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,49,343/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,44,343/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2301, Amount: Rs.5,000.00/-, Date of Purchase: 22/12/2022, Vendor name: S Banerjee

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 03/01/2023 4:47PM with Govt. Ref. No: 192022230241091428 on 03-01-2023, Amount Rs: 2,44,343/-, Bank: SBI EPay ( SBlePay), Ref. No. 9005727297125 on 03-01-2023, 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 1705 to 1720  
being No 230500085 for the year 2023.



Digitally signed by Manoj Kumar Mandal  
Date: 2023.01.06 14:45:32 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/01/06 02:45:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)