

86-1860/23

1840/2023



अभिचयवञ्ज पश्चिम बंगाल WEST BENGAL

17
T

K 214550

8-(2)-5317#3/23

11-16 am
02/05/23

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

02 MAR 2023

DEED OF SALE

THIS DEED OF SALE made on this 2nd Day of March, Two
Thousand Twenty Three (2023).

BETWEEN

নম্বর ৫৫৭৭ তারিখ ইং ২৬/২/সন ২০ ২৬

ক্রোতা Bhawan Enclaves Pvt Ltd

সাং Agha Khan Street

থানা Betur

ভেণ্ডার- শ্রী প্রবীর কুমার সাঁতরা
মূল্য- ৫০০০/- মোকাম- চন্দননগর কোর্ট

P. Sankar



PS

Addl. District Sub-Registrar
Sadar, Hooghly.

02 MAR 2023

NAND KISHORE LAKHOTIA, (PAN : AAXPL4116B) AND (9385-7900-9696), son of Late Sitaram Lakhota, by religion- Hindu, by occupation- Developer, residing at 493/C/A, G.T Road (South), Vivek Vihar, Post Office and Police Station Shibpur, District Howrah, Pin Code - 711102, hereinafter referred to as the **VENDOR** (which expression or term shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

BHAWANI ENCLAVES PRIVATE LIMITED (PAN : AADCB3033E) having its office at 4/2, Agrasain Street, Post Office Liluah, Police Station Belur, District Howrah, West Bengal, Pin Code - 711204, being represented by one of its **DIRECTOR** namely **MR. MAHESH KUMAR SHARMA (PAN : AKUPS8227K),** son of Mr. Keshar Deo Sharma, by faith - Hindu, by occupation Service, residing at 34, Raj Narayan Roy Chowdhury Ghat Road, Police Station and Post Office Shibpur, District Howrah, West Bengal, Pin Code - 711102, hereinafter referred to as the **VENDEE/PURCHASER** (which expression or term shall unless excluded by or repugnant to the context be deemed to include its heirs, successors in office, directors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS is the absolute owners of **ALL THAT** piece and parcel of Bastu Land measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsura, J.L No 20 in the District of Hooghly corresponding to 976, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE A Below.

AND WHEREAS the SCHEDULE mentioned property was originally owned and occupied by one Satish Chandra Ghosh, since deceased. During the course of his absolute enjoyment of the property he recorded

his name before the Settlement department in respect of the Schedule mentioned property and continue to enjoy the same and thereafter said Satish Chandra Ghosh duly executed a registered deed of gift on 22.01.1966 in favour of his son Tarak Chandra Ghosh, the said deed of gift was duly registered before the District Sub Registry office Hooghly and recorded in Book No. I, Volume No. 6, Pages 130 to 132, Being No. 171 for the year 1966.

AND WHEREAS during course of enjoyment of the said property, said Tarak Chandra Ghosh recorded his name in L.R Record of Rights in respect of the gifted property and accordingly the name of the said Tarak Chandra Ghosh recorded in L.R Khatian No. 2454 and L.R Khatian No. 230, measuring about 0.368 acres of Sali land and during the course of enjoyment said Tarak Chandra Ghosh died intestate on 07.11.2002, leaving behind his wife Nandarani Ghosh and one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana Ghosh as his only legal heirs.

AND WHEREAS by the death of said Tarak Chandra Ghosh the aforesaid 4 legal heirs each inherited undivided 1/4th share and continue to enjoy the same in a joint peaceful manner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, the wife of said Tarak Chandra Ghosh, i.e. Nandarani Ghosh died intestate on 03.11.2004, leaving behind one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana Ghosh as his only legal heirs. Accordingly they became the owners of undivided 1/3rd share each and continue to enjoy the same in a joint peaceful manner without any interference from any corner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, said Sadhana Ghosh and Chandana Ghosh due to look after the Schedule mentioned property duly executed a registered General Power of Attorney in favour of their only brother Mrityunjay

Ghosh which was duly executed and registered before the District Sub Registrar -I at Hooghly on 12.06.2009 and recorded in Book No. I, volume No. 1, pages 1362 to 1374, being No. 00132 for the year 2009.

AND WHEREAS during course of joint peaceful enjoyment of the said property Mrityunjay Ghosh, Sadhana Ghosh and Chandana Ghosh a in a joint peaceful manner without any interference from any corner, they sold, conveyed and transferred **ALL THAT** piece and parcel of sali Land measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 2454 within the Mouja and Police Station Chinsura, J.L No 20 in the District of Hooghly corresponding to 976, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality in favour of the OWNERS/VENDOR by execution and registration of a Deed of Sale being No. 03195 for the year 2010, Book No. I, Volume No. 9, recorded in pages from 4442 to 4456 which duly registered before the Additional District Sub Registrar at Chinsura.

AND WHEREAS soon after purchase of the said property, the Vendor mutated his name before the B.L & L.R.O, Chinsura-Mogra Block, Bandel, Hooghly and as a result the aforesaid land has been mutated in L.R Khatian No. 12558.

AND WHEREAS soon after purchase of the said property, the Vendor converted the category from the "Sali" to "Bastu" by order of S.D & L.R.O, Hooghly.

AND WHEREAS now the Vendor became the sole and absolute owners of **ALL THAT** piece and parcel of Bastu Land measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsura, J.L No 20 in the District of Hooghly corresponding to Mahalla 976 M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below.

[Handwritten signature]

AND WHEREAS the present Owners/vendor of the First Part hereof in urgent need of money and also for some other valid reasons has decided and declared to sell the schedule mentioned properties in lieu of valuable consideration money of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs) Only.**

AND WHEREAS the present Purchaser of the Second Part being well conversant about aforesaid declaration of the Present Owners/vendors of the First Part as well as being satisfied after inspection of all the Deeds and Documents related to the schedule mentioned properties herein have proposed and offered to purchase at the consideration money of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs) Only.**

AND WHEREAS considering the above said amount offered by the Purchaser of the Second Part herein as highest and/or appropriate market price, the present Owners/vendor of the First Part have accepted the said offer and agreed and decided to sell, transfer convey and alienate the schedule property to the purchaser.


AND WHEREAS the Purchaser of the Second Part hereof has already paid i.e. **Rs. 35,00,000/- (Rupees Thirty Five Lakhs) Only** the entire consideration amount to the present Owners/vendors of the First Part hereof as per their respective Memo of Consideration and the Present Owners/vendors hereof have duly received the same which they doth admit and acknowledge.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said proposal of the Purchaser of the Other Part herein and in consideration of the sum of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs) Only** paid by the present purchaser of the Second Part hereof to the Present Owners/vendors of the First Part hereof the receipt whereof

the hereby acknowledge as per memo of consideration written hereunder the Present Owners/vendors of the First Part doth hereby sell, grant, convey transfer, alienate, assign and assure unto the said Purchaser of the Second Part free from all encumbrances the schedule mentioned properties written hereunder and every part thereof together with all the benefits of all ancient and other rights, liberties, easements, appendages and appurtenances along with all estate, right, interest, claims, demand etc. whatsoever of the present Owners/vendors into and upon the said property free from all encumbrances **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser of the Second Part hereof including their successors, representatives, administrators and assigns absolutely and forever together with Title Deeds, Writings and other evidences of title **AND THE** present Owners/vendors do hereby covenant with the Purchaser, his executors, administrators, representatives and assigns that notwithstanding any acts deed or things hereto before done, executed or knowingly suffered to the contrary the **VENDOR** is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defection title whatsoever and that the **VENDOR** has full power and absolute authority to sell the said property in manner aforesaid **AND** the purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Present Owners/Vendors their heirs or any person claiming through or under him **AND FURTHER THAT** the Present Owners/Vendors their, heirs, executors, administrators or assigns covenant with the Purchaser their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, its successor-in-office, administrators, or assigns from or against all encumbrances, changes and equities whatsoever **AND** the Present Owners/Vendors their heirs, administrators or assigns further covenant that he or they shall at the request and cost of the Purchaser his heirs, executors, administrators, representatives or assigns do or execute or cause to be done or executed as such lawful acts, deed, things whatsoever or further more perfectly conveying and

assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) **THAT** notwithstanding any act deed matter or thing done by him omitted executed or knowingly permitted or suffered to the contrary the VENDOR is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.
- (ii) **AND THAT** he hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title.
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the VENDOR hath now in them good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.
- (iv) **AND THAT** the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be now is free
- 


from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictions restrictive covenants lispendens uses debutters trusts prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the VENDOR or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for their predecessor in interest.

- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the VENDOR and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of either refunding entire consideration money or otherwise from and against all manner of former and other estate right title interest encumbrances mortgages charges liens leases tenancies occupancy rights attachments lispendens uses debutters trusts restrictions restrictive covenants prohibitions acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vi) **AND THAT** the VENDOR and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for his predecessor in interest shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts


deeds and things for further better and more perfectly assuring the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows: -

- a) **THAT** the said Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against him for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
- b) **AND THAT** the said Land or any portion thereof is not affected by any notice or scheme of alignment of the State Government, Central Government Authority or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Land or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** the VENDOR have already paid and satisfied dues Khazna in the office of the B.L & L.R.O and all other rates and
- 

taxes, levies impositions and other outgoings in respect of the said Land for the period till the date of execution hereof Provided That in case there be any amount found due for the period upto the date of execution hereof, the VENDOR shall be liable to pay and satisfy the same and shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and from all losses damages costs claims demands and proceedings that may be suffered by the Purchaser because of non-payment or delay in payment thereof.

- e) **AND THAT** the VENDOR has represented and assured to the Purchaser that the said Land have been in exclusive ownership and possession and enjoyment of the VENDOR without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said premises or any part thereof And That save and except the VENDOR no other person can claim any right title or interest whatsoever in the said Land or any part thereof And that the VENDOR have been uninterruptedly and exclusively in open and peaceful possession of the said Land and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and without prejudice to the covenant for protection and indemnity given by the VENDOR hereinabove, the VENDOR agree to indemnify and keep the Purchaser fully saved harmless and indemnified by refunding total consideration money or otherwise from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the VENDOR or in case any of the above representation or assurances being found to be false.

- 
- f) **AND THAT** the VENDOR shall from time to time and at all times hereafter upon every reasonable request and at the cost of the

Purchaser execute and cause to be executed all such further other deeds for further better and more perfectly granting, transferring or assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required, subject to payment of all costs and expenses thereof by the Purchaser.

- g) **AND FURTHER THAT** the Purchaser shall be entitled to apply for mutation of his name in respect of the Schedule mentioned properties before the office of the B.L & L.R.O, Chinsura-Mogra Block, Bandel, Hooghly.

SCHEDULE PROPERTY

ALL THAT piece and parcel of **Bastu** Land measuring about **0.167** Acres along with 100 Square Feet R.T Shed standing thereon comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsura, J.L No 20 in the District of Hooghly corresponding to Mahalla - 976, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality within the jurisdiction of District Sub Registrar, Hooghly and Additional District Sub Registrar Chinsura **TOGETHER WITH** all sorts of rights, privileges, passage, easements, path, pathways, hereditaments, appurtenances including the right of passage attached thereto.

AREA BUTTED & BOUNDED :-

NORTH :- Bhawan Enclaves Pvt. Ltd.

SOUTH :- Drain.

EAST :- 16' Feet wide Common Passage and thereafter (Jyotish Marg) Road
Remaining land of L.R Dag No. 230.

WEST :- Remaining land of L.R Dag No. 231.

Mandir Kishore Lawer

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF THE WITNESS:-

1) Kalyan Kumar Deb Nath
Satabdi Jagdish Ch. Deb Nath
M.G. Road, Aurobindo Palley
Chinsurah, Hooghly
Pin - 712101.

Nand Kishore Lichota

SIGNATURES OF THE VENDOR

2) *(Signature)*
Sudhakar Das
Chinsurah

Bhawani Enclaves Pvt. Ltd.

(Signature)

Director

SIGNATURES OF THE PURCHASER

Drafted by me
(Signature)
Nemai Ch. Paul, Advocate
Reg. No.- WB-383/1987
Chinsurah Judge's Court

Typed by me

(Signature)
Chinsurah Court, Hooghly.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount /Rs.</u>
09/01/2023	FUND TRANSFER (N009232283770759)	HDFC BANK	20,00,000=00
09/01/2023	FUND TRANSFER (N009232283768409)	HDFC BANK	15,00,000=00
Total :			35,00,000=00

WITNESSES :-











1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

2. Kalyan Kumar Debbari
 56-Indra-Jagdish Ch-Debbari
 M.G Road, Anandindrapally
 Chinnam, Hooghly
 712-712101

[Handwritten signature]

SIGNATURE OF THE VENDOR

FINGER IMPRESSION OF BOTH HANDS

LEFT		RIGHT
	THUMB	
	INDEX	
	MIDDLE	
	RING	
	LITTLE	













PHOTOGRAPH



SIGNATURE

FINGER IMPRESSION OF BOTH HANDS

LEFT		RIGHT
	THUMB	
	INDEX	
	MIDDLE	
	RING	
	LITTLE	



PHOTOGRAPH

Nandkishore Laxkar

SIGNATURE

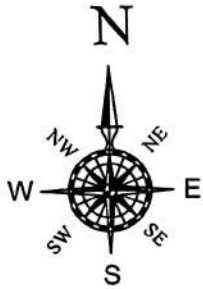
2

SKETCH MAP

SKETCH MAP OF R.S. DAG NO : 125, L.R. DAG NO : 230(P), R.S. KHATIAN NO : 56,
L.R. KHATIAN NO : 12558, P.S. & MOUZA : CHINSURAH, J.L. NO : 20,
HOLDING NO : 976/NEW, MOHALLA : M.G. ROAD, WARD NO : 22,
DIST. : HOOGHLY, UNDER : HOOGHLY CHINSURAH MUNICIPALITY.

AREA STATEMENT :

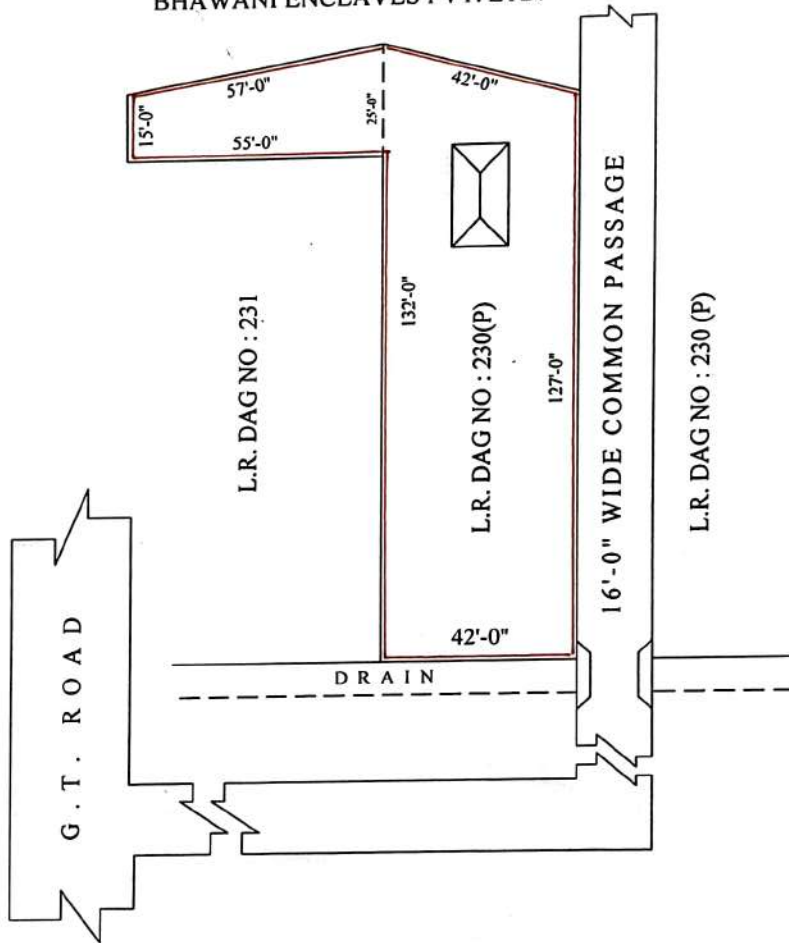
AREA OF THE LAND = 16.7 Dce. Or 0.167 Acre.
 TILES SHED COVERED AREA = 100.0 Sq. Ft.



SCALE : 1" = 40'-0"

AREA SHOWN THUS

PROPERTY OF
 BHAWANI ENCLAVES PVT. LTD.



Bhawani Enclaves Pvt. Ltd.

(Signature)
 Director

(Signature)

SIGNATURE

Sehroshtul, 28/02/2023

SUBHRA GHOSHAL
 D.C.E., B.Tech
 L.B.P. of H.C. Municipality
 Lic. No.41... Year.22-23...
 Mob. No.: 8902333314

DRAWN BY
 (AS DIRECTED)



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



192022230317438681

GRN Details

GRN: 192022230317438681 Payment Mode: Online Payment
GRN Date: 02/03/2023 00:03:08 Bank/Gateway: State Bank of India
BRN : IK0CCZTOK8 BRN Date: 02/03/2023 00:04:16
GRIPS Payment ID: 020320232031743867 Payment Init. Date: 02/03/2023 00:03:08
Payment Status: Successful Payment Ref. No: 2000531743/2/2023
[Query No/*Query Year]

Depositor Details

Depositor's Name: bhawani enclavespvt ltd
Address: liluah
Mobile: 9674108024
Contact No: 9674108024
Depositor Status: Buyer/Claimants
Query No: 2000531743
Applicant's Name: Shri BHANJAN GANGULI
Identification No: 2000531743/2/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 02/03/2023
Period To (dd/mm/yyyy): 02/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000531743/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	176580
2	2000531743/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	45404
			Total	221984

IN WORDS: TWO LAKH TWENTY ONE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020320232031743867

GRIPS Payment Detail

GRIPS Payment ID: 020320232031743867 **Payment Init. Date:** 02/03/2023 00:03:08
Total Amount: 221984 **No of GRN:** 1
Bank/Gateway: State Bank of India **Payment Mode:** Online Payment
BRN: IK0CCZTOK8 **BRN Date:** 02/03/2023 00:04:16
Payment Status: Successful **Payment Init. From:** GRIPS Portal

Depositor Details

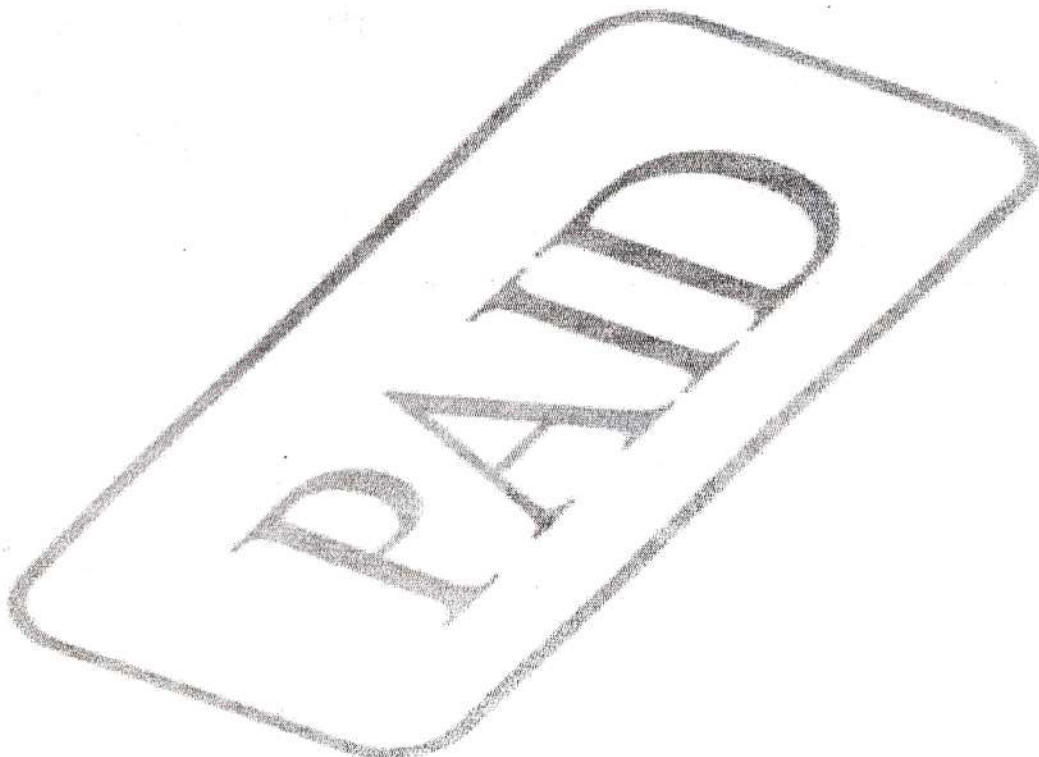
Depositor's Name: bhawani enclavespvt ltd
Mobile: 9674108024

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230317438681	Directorate of Registration & Stamp Revenue	221984
Total			221984

IN WORDS: TWO LAKH TWENTY ONE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-0603-01840/2023	Date of Registration	02/03/2023
Query No / Year	0603-2000531743/2023	Office where deed is registered	
Query Date	27/02/2023 1:18:29 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	BHANJAN GANGULI CHINSURAH COURT, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 7003049672, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 45,39,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,81,580/- (Article:23)	Rs. 45,404/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



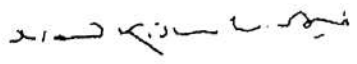
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jyotish Morg, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-230 (RS :-125)	LR-12558	Bastu	Bastu	0.167 Acre	34,70,000/-	45,09,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					16.7Dec	34,70,000 /-	45,09,000 /-	

Structure Details :

Sch I No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	




Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nand Kishore Lakhota (Presentant) Son of Sitaram Lakhota Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office			
	02/03/2023	LTI 02/03/2023		02/03/2023
493/C/A, G T Road, South, Vivek Vihar, Phase - V, 4th Floor,, Block/Sector: 22, Flat No: 4D, City:- , P.O:- Howrah, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:-711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx6b, Aadhaar No: 93xxxxxxxx9696, Status :Individual, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	BHAWANI ENCLAVES PRIVATE LIMITED 4/2, Agrasain Street,, City:- , P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mahesh Kumar Sharma Son of Keshar Deo Sharma Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office			
	Mar 2 2023 12:30PM	LTI 02/03/2023		02/03/2023
34 R N R C Ghat Road,, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7k, Aadhaar No: 30xxxxxxxx8720 Status : Representative, Representative of : BHAWANI ENCLAVES PRIVATE LIMITED (as Director)				

Identifier Details :			
Name	Photo	Finger Print	Signature
Shri Raja Banerjee Son of Hiren Banerjee (Kapasdanga,, City:- , P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103			
	02/03/2023	02/03/2023	02/03/2023
Identifier Of Shri Nand Kishore Lakhotia , Shri Mahesh Kumar Sharma			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Nand Kishore Lakhotia	BHAWANI ENCLAVES PRIVATE LIMITED-16.7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Nand Kishore Lakhotia	BHAWANI ENCLAVES PRIVATE LIMITED-50.00000000 Sq Ft
2		BHAWANI ENCLAVES PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jyotish Morg, Mouza: Chinsurah, JI
No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 230, LR Khatian No:- 12558	Owner: নন্দকিশোর লাখোটীয়া, Gurdian: সীতারাম , Address: 547, জি.টি.রোড, জেলা-হাওড়া , Classification: শালি, Area: 0.16700000 Acre,	Shri Nand Kishore Lakhotia

On 02-03-2023

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 11:16 hrs on 02-03-2023, at the Office of the A.D.S.R. CHINSURA by Shri Nand Kishore Lakhotia, 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 45,39,000/-

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

Execution is admitted on 02/03/2023 by Shri Nand Kishore Lakhotia, Son of Sitaram Lakhotia, 493/C/A, G T Road, South, Vivek Vihar, Phase - V, 4th Floor,, Sector: 22, Flat No: 4D, P.O: Howrah, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Indetified by Shri Raja Banerjee, , , Son of Hiren Banerjee, Kapasdanga,, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Business

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

Execution is admitted on 02-03-2023 by Shri Mahesh Kumar Sharma, Director, BHAWANI ENCLAVES PRIVATE LIMITED, 4/2, Agrasain Street,, City:- , P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Shri Raja Banerjee, , , Son of Hiren Banerjee, Kapasdanga,, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,404.00/- (A(1) = Rs 45,390.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,404/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 12:04AM with Govt. Ref. No: 192022230317438681 on 02-03-2023, Amount Rs: 45,404/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCZTOK8 on 02-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,81,580/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,76,580/-

Description of Stamp

1: Stamp: Type: Impressed, Serial no 5577, Amount: Rs.5,000.00/-, Date of Purchase: 28/02/2023, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 12:04AM with Govt. Ref. No: 192022230317438681 on 02-03-2023, Amount Rs: 1,76,580/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCZTOK8 on 02-03-2023, Head of Account 0030-02-103-003-02



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0603-2023, Page from 33411 to 33433
being No 060301840 for the year 2023.



Digitally signed by SAMIT GHOSH
Date: 2023.03.02 18:42:13 +05:30
Reason: Digital Signing of Deed.

S Ghosh

(Samit Ghosh) 2023/03/02 06:42:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)