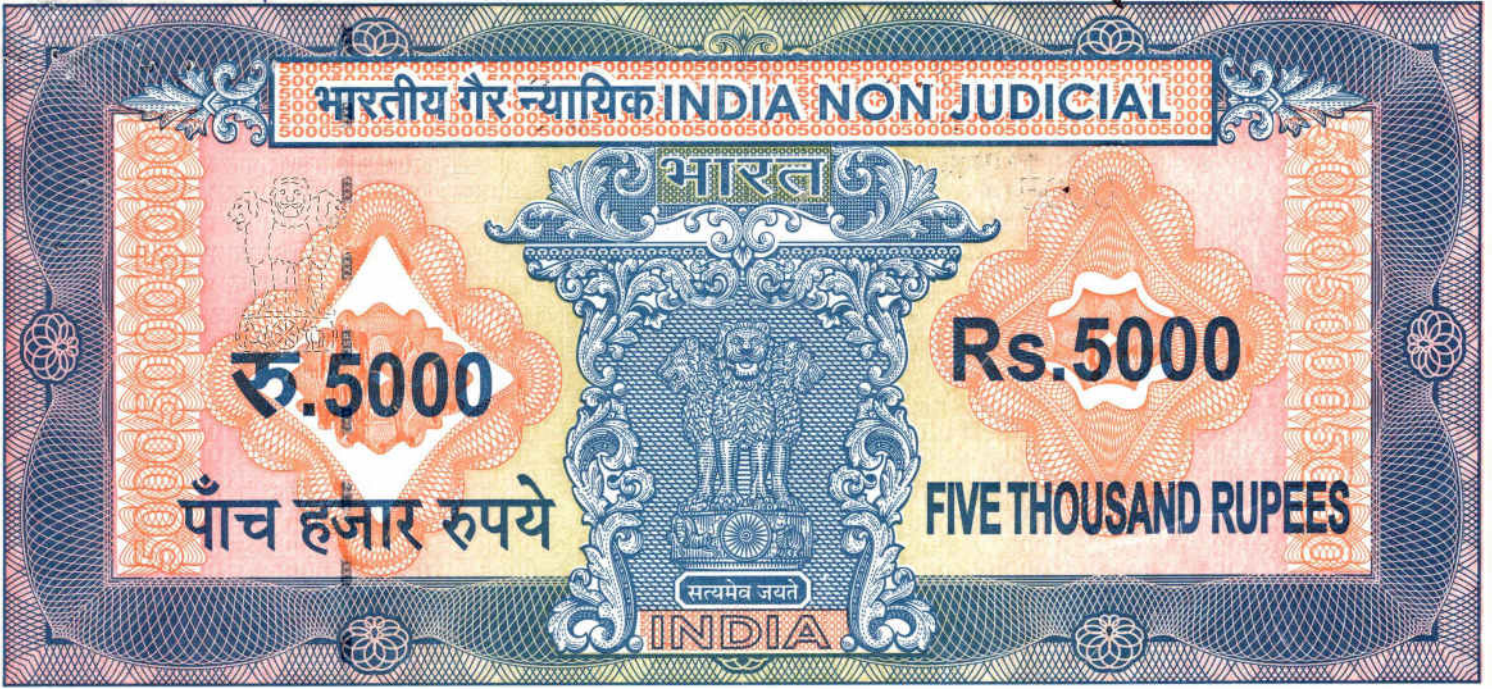


55000/2021

D-11174



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 719954

52-5000/- v/cas-10-1824/2021

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

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

10 DEC 2021

Ref : Query No. 2002533859/2021

GRN: 19-202122-012889621-8

DEED OF SALE of Rs. 15,00,000/-

(Assessed Market Value of Rs. 18,54,540/-)

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 18, Mouza Gobindapur,

R.S. & L.R. Plot No. 937, L.R. Khatian No. 2976,

Measuring an area of 20 (Twenty) decimals of land.

THIS DEED OF SALE made on this the 6<sup>th</sup> day of December,

2021, BY and BETWEEN :-

*Tapas Nandi*

**Sri Tapas Nandi** son of Sri Nibash Chandra Nandi, by faith Hindu, by occupation Service, PAN-AFOPN8556M, Aadhaar No. 496833654196, by citizenship Indian, resident of Mukundapur, P.O. Siduli, PIN-713322, P.S. Andal, Sub-Division Durgapur, Dist. Paschim Bardhaman hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, legal representatives and assigns) of the ONE PART.

**AND**

In favour of '**NETFLEX HOMES PRIVATE LIMITED**', a Company incorporated under the Companies Act 1956, PAN-AAFCN2547K, having it's office at Shakespeare Sarani, Jyoti Nagar near Webel IT Park, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, represented by it's Directors 1) **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, by citizenship Indian, PAN-APKPK4193F, Aadhaar No. 746225670974, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, 2) **Amroz Azmi** son of Md. Yaseen, by faith Muslim, by occupation Business, PAN-BJAPA9514M, Aadhaar No. 598423359883, by citizenship Indian, resident of O.K. Road, Near Zikra Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division

Tapas Nandi

& Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall include it's successor-in-office, assigns, legal representatives unless contrary to and repugnant to the context) of the OTHER PART.

WHEREAS the vendor Sri Tapas Nandi purchased the land measuring 20 (Twenty) decimals on R.S. & L.R. Plot No. 937 (Nine hundred thirty seven) within Mouza Gobindapur, P.S. Asansol, Dist. Paschim Bardhaman by a registered deed of sale being no. 07635 for the year 2010 of Addl. Dist. Sub-Registry office Asansol.

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of the land 20 (Twenty) decimals in the above noted plot.

AND WHEREAS the vendor's ownership in respect of the said land has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 2976 (Two thousand nine hundred seventy six) of the said Mouza.

AND WHEREAS the vendor is owner of the land measuring 20 (Twenty) decimals in the above noted plot and he has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor has absolute right and authority to sell and transfer the land measuring 20 (Twenty) decimals in the above noted plot morefully mentioned in the schedule below which is free from all encumbrances.

*Tapas Modi*

AND WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 20 (Twenty) decimals morefully mentioned in the schedule below on a consideration of Rs. 15,00,000/- (Rupees fifteen lac) only free from all encumbrances.

AND WHEREAS the purchaser has offered to purchase the same at a consideration of Rs. 15,00,000/- (Rupees fifteen lac) only and the vendor has accepted the said offer of the purchaser and has agreed to sell the said land mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid a sum of Rs. 15,00,000/- (Rupees fifteen lac) only to the vendor as per the memo of consideration below.

AND WHEREAS the vendor have received the said sum of Rs. 15,00,000/- (Rupees fifteen lac) only from the purchaser as per the memo of consideration below.

**NOW THIS INDENTURE WITNESSETH**

That in pursuance of the said contract and in consideration of sum of Rs. 15,00,000/- (Rupees fifteen lac) only to the vendor paid by the purchaser as per the memo of consideration below, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 15,00,000/- (Rupees fifteen lac) only from the purchaser, the vendor doth hereby sell, grant, convey and transfer unto the purchaser all the land mentioned in the schedule hereunder free from all encumbrance together with all right,

*Tapes Nandi*

title interest and easement and privileges and enjoyment right the vendor has/had and so long enjoyed and also of all areas fully mentioned in the schedule below TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, it's heirs, successors and assigns forever in the absolute right, title, interest AND the said vendor hereby for himself, his heirs, successors and assigns covenant with the said purchaser and declare that he is seized and possessed of and has not in any way encumbered or charged the schedule property to be conveyed by this deed of sale and that the said purchaser, it's heirs, successors and assigns shall admit at all times peaceably and quietly possess and enjoy the said land and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for him and that the purchaser is at liberty to use and enjoy the said land mentioned in the schedule according to it's choice and preference AND THAT the said vendor shall and will for all time to come at the request of the purchaser at the cost of the purchaser, it's heirs, successors and assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendor further covenant that if it transpires that the property hereby sold by the vendor is not free from all



encumbrances as herein before stated by the vendor, shall make good all loss to be sustained by the purchaser and to pay the consideration money together with damage at a time.

Be it further stated that the purchaser, it's heirs, successors and assigns will enjoy the said land from generation to generations with all the rights, title interest of the vendor according to it's choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutate it's name towards of the conveyed property and to pay tax/taxes to the Authority/Authorities in the name of the purchaser from this day of sale having landlord the Govt. of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

#### **SCHEDULE OF THE PROPERTY**

In the Dist. of Paschim Bardhaman, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry office Asansol, J.L. No. 18, Mouza Gobindapur, L.R. Khatian No. 2976 (Two thousand nine hundred seventy six),

R.S. & L.R. Plot No. 937 (Nine hundred thirty seven), Class Baid, measuring 20 (Twenty) decimals of land is hereby sold.

Proposed use – Nursery.

Proportionate yearly rent is payable to the state of West Bengal through S.D.L. & L.R.O.(Extn.-1), Asansol.

**Memo of Consideration :-**

Cheque No. 000845 dated 02.12.2021 on ICICI Bank, Apcar  
Garden Asansol Branch for Rs. 15,00,000/- only.

IN WITNESS WHEREOF the vendor execute this deed of sale  
on the day, month, year first above written.

**WITNESSES**

1. *Ayaz Alam*  
*Sto Sarfaraz Alam*  
*of Rail Par, Zahangiri*  
*Hoballa, Asansol*  
*713302*

2. *Asghar Anis*  
*of Silarampur*

*Tapas Nandi*

**Signature of the Vendor**

Drafted & Prepared by me and  
printed in my office, read over &  
explained by me to the executant.

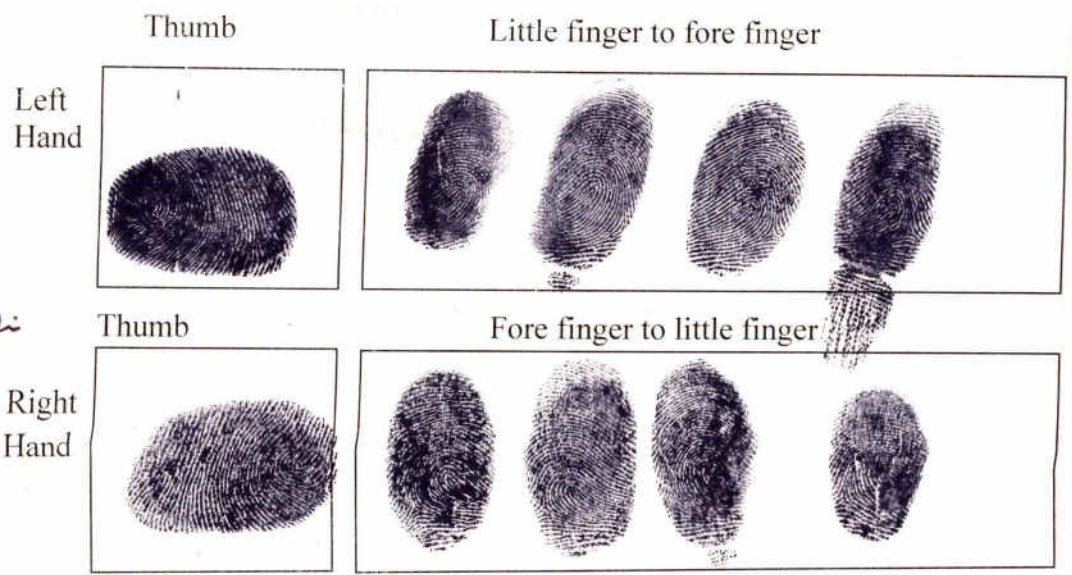
*Majibur Rahaman*  
(Majibur Rahaman)  
Deed Writer, Licence No. 23  
A.D.S.R office, Asansol.

**Note :** One sheet containing the finger  
prints and photographs duly attested by  
the party concerned is annexed hereto.

*Tapas Nandi*



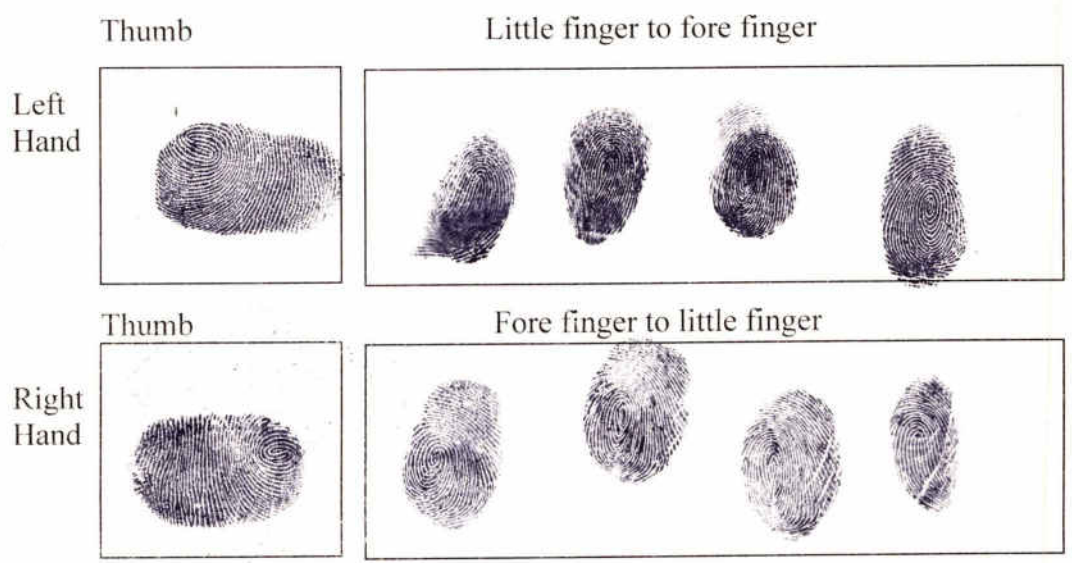
M. D. Kalimullah



Finger prints attested by me : M. D. Kalimullah



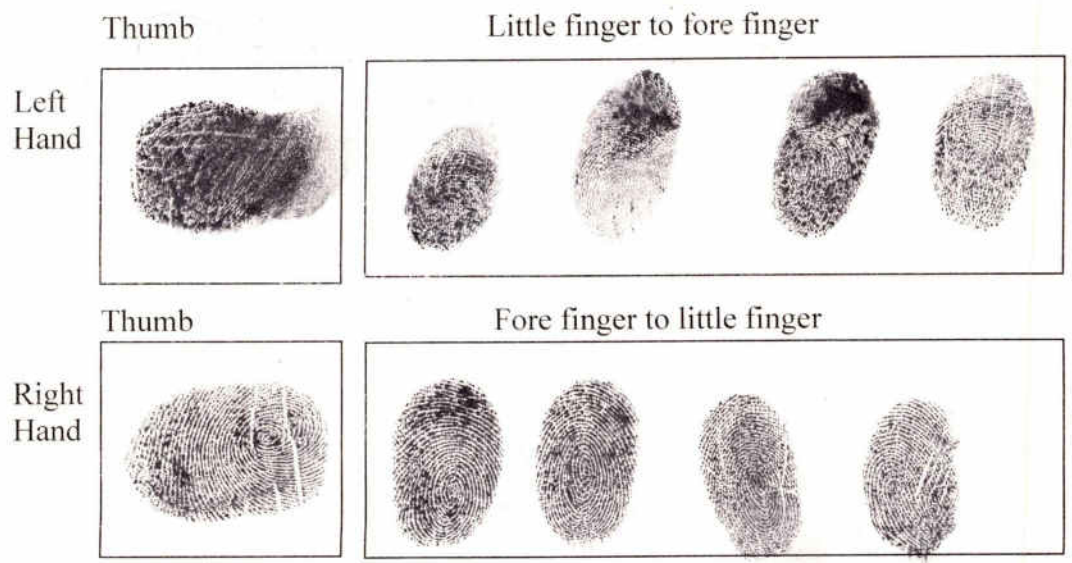
Anwar Azam



Finger prints attested by me : Anwar Azam



Topas Nadi



Finger prints attested by me : Topas Nadi





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

**GRN Details**

<b>GRN:</b>	192021220128896218	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	06/12/2021 14:37:15	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	0174043272633	<b>BRN Date:</b>	06/12/2021 14:12:20
<b>Gateway Ref ID:</b>	IGAMOJKIQ9	<b>Method:</b>	State Bank of India NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002533859/5/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Majibur Rahaman
<b>Address:</b>	Asansol
<b>Mobile:</b>	9474539200
<b>Depositor Status:</b>	Deed Writer
<b>Query No:</b>	2002533859
<b>Applicant's Name:</b>	Mr Majibur Rahaman
<b>Address:</b>	A.D.S.R. ASANSOL
<b>Office Name:</b>	A.D.S.R. ASANSOL
<b>Identification No:</b>	2002533859/5/2021
<b>Remarks:</b>	Sale, Sale Document Payment No 5

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002533859/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	69192
2	2002533859/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	18552
			<b>Total</b>	<b>87744</b>

**IN WORDS: EIGHTY SEVEN THOUSAND SEVEN HUNDRED FORTY FOUR 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 23052002533859/2021

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
1	Shri Tapas Nandi Mukundapur, City:- Not Specified, P.O:- Siduli, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713322	Seller			<i>Tapas Nandi</i> 6/12/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ayaz Alam Son of Md Sarfaraz Alam Railpar Jahangiri Mohalla, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302	Shri Tapas Nandi			<i>Ayaz Alam</i> 6/12/2021

(Hilol Ghosh)

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



*Tapas Nanda*

Netlix Homes Private Limited  
P.O. of K. Alauddin

NETLIX HOMES PRIVATE LIMITED  
P.O. of K. Alauddin  
MADRAS  
TAMIL NADU  
INDIA  
K. Alauddin



आयकर विभाग  
INCOME TAX DEPARTMENT  
CHENNAI  
MOHAMMAD KASIM  
20/04/1995  
BJANIGS 44  
P.O. of K. Alauddin

भा.रा. सरकार  
GOVT. OF INDIA









## Major Information of the Deed

Deed No :	I-2305-11174/2021	Date of Registration	10/12/2021
Query No / Year	2305-2002533859/2021	Office where deed is registered	
Query Date	06/12/2021 12:06:47 PM	2305-2002533859/2021	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713301, Mobile No. : 7001098090, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 18,54,540/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 74,192/- (Article:23)	Rs. 18,552/- (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: Unassessed Municipal Road (Gobindapur), Mouza: Gobindapur, JI No: 18, Pin Code : 713341

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-937 (RS :- )	LR-2976	Nursery	Baid	20 Dec	15,00,000/-	18,54,540/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					20Dec	15,00,000 /-	18,54,540 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Tapas Nandi (Presentant )</b>                      Son of Shri Nibash Chandra Nandi Mukundapur, City:- Not Specified, P.O:- Siduli, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713322 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx6M, Aadhaar No: 49xxxxxxxx4196, Status :Individual, Executed by: Self, Date of Execution: 06/12/2021                      , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2021                      , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NETFLEX HOMES PRIVATE LIMITED</b> Shakespeare Sarani, Jyoti Nagar Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Md Kalimuddin</b> Son of Late Md Moinuddin Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3F, Aadhaar No: 74xxxxxxxx0974 Status : Representative, Representative of : NETFLEX HOMES PRIVATE LIMITED (as Director)
2	<b>Mr Amroz Azmi</b> Son of Md Yaseen O.K. Road, Near Zikra Masjid, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx4M, Aadhaar No: 59xxxxxxxx9883 Status : Representative, Representative of : NETFLEX HOMES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayaz Alam</b> Son of Md Sarfaraz Alam Railpar Jahangiri Mohalla, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302			
Identifier Of Shri Tapas Nandi			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Nandi	NETFLEX HOMES PRIVATE LIMITED-20 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road (Gobindapur), Mouza: Gobindapur, Ji No: 18, Pin Code : 713341

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 937, LR Khatian No:- 2976	Owner:তাসম বন্দী, Gurdian:নিবাস চন্দ্র বন্দী, Address:বিজ , Classification:বহিদ, Area:0.20000000 Acre,	Shri Tapas Nandi



**On 06-12-2021**

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

Presented for registration at 17:30 hrs on 06-12-2021, at the Private residence by Shri Tapas Nandi ,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 18,54,540/-

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

Execution is admitted on 06/12/2021 by Shri Tapas Nandi, Son of Shri Nibash Chandra Nandi, Mukundapur, P.O: Siduli, Thana: Andar, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713322, by caste Hindu, by Profession Service

Indetified by Mr Ayaz Alam, , , Son of Md Sarfaraz Alam, Railpar Jahangiri Mohalla, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others

*Hillol Ghosh*

Hillol Ghosh

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

Paschim Bardhaman, West Bengal

**On 10-12-2021**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,552/- ( A(1) = Rs 18,545/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,552/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/12/2021 2:38PM with Govt. Ref. No: 192021220128896218 on 06-12-2021, Amount Rs: 18,552/-, Bank: SBI EPay ( SBlePay), Ref. No. 0174043272633 on 06-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 74,192/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 69,192/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 109, Amount: Rs.5,000/-, Date of Purchase: 06/12/2021, Vendor name: K Dawn
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/12/2021 2:38PM with Govt. Ref. No: 192021220128896218 on 06-12-2021, Amount Rs: 69,192/-, Bank: SBI EPay ( SBlePay), Ref. No. 0174043272633 on 06-12-2021, Head of Account 0030-02-103-003-02

*Hillol Ghosh*

Hillol Ghosh

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 2305-2021, Page from 294287 to 294306

being No 230511174 for the year 2021.



Digitally signed by HILLOL GHOSH  
Date: 2021.12.16 16:17:27 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*

(Hilol Ghosh) 2021/12/16 04:17:27 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

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8017/16

I 8223



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL east m 1415

D 080358

S D-5000

Certifies that the Document is  
 attached to this Certificate. The  
 full description of the Document  
 is given in the Certificate  
 of the Government

X

*Syphorany*

श्री. डायर प्र. अखिल  
 अखिल डायर प्र.

GRN: 19-201617-002559500-2  
 Market Value Rs.22,99,630/-  
 vide Query No.0205-0001370873/2016

19 OCT 2016

**DEED OF SALE OF Rs. 13,20,000/-**

Area of land sold is : 11.16 decimal

situated in Mouza : Gobindapur, P.S. Asansol

THIS DEED OF SALE made on this the 5th day of  
October in the year 2016 by :

*(Signature)*

005 100

0008



ক্রমিক নং : ৯ তারিখ : ০৬ ১০ ২০১৬  
মূল্য : ৫০০০/-  
ক্রেতার নাম ও বাসস্থান : ১৭/২/৬০ ১১১  
অফিস : ১৭/২/৬০ ১১১  
এ. ডি. এস. জা. অফিস, আসানসোল  
লাইসেন্স নং ২/১৭

(১/০/১)

২০ ১০ ২০১৬

তারিখে আসানসোল ট্রেজারী হইতে খরিদ।

00080 0

Shiraj Sharker Roy



2174

Shiraj Sharker Roy

স্বাক্ষর



Asst. District Sub-Registrar  
Asansol Dist. Burdwan

05 OCT 2016



( 2 )

**SRI DHIRAJ SHANKAR ROY** (PAN :AHDPR3615C) S/o Late Rameswar Roy, by faith Hindu, citizenship Indian, resident of : Palashdiha, P.O. Kanyapur, Pin 713341, P.S. Asansol (North), Dist. Burdwan, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the ONE PART.

**IN FAVOUR OF**

**SRI JOYDEB MONDAL** (PAN : AELPM9658K) S/o Sri Nani Gopal Mondal, by faith Hindu, citizenship Indian, by occupation business, resident of : Sen-Raleigh, 'A' Block, P.O. Kanyapur, Pin-713341, P.S. Asansol (N), Dist. Burdwan hereinafter called the 'PURCHASER' (Which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

Contd. Page 3

( 2 )

**SRI DHIRAJ SHANKAR ROY** (PAN :AHDPR3615C) S/o Late Rameswar Roy, by faith Hindu, citizenship Indian, resident of : Palashdiha, P.O. Kanyapur, Pin 713341, P.S. Asansol (North), Dist. Burdwan, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the ONE PART.

**IN FAVOUR OF**

**SRI JOYDEB MONDAL** (PAN : AELPM9658K) S/o Sri Nani Gopal Mondal, by faith Hindu, citizenship Indian, by occupation business, resident of : Sen-Raleigh, 'A' Block, P.O. Kanyapur, Pin-713341, P.S. Asansol (N), Dist. Burdwan hereinafter called the 'PURCHASER' (Which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.


Contd. Page 3



( 3 )

WHEREAS one Bhubaneshwar Roy, S/o Late Sarada Prasad Roy was the lawful and rightful owner of land measuring 05 decimal comprising part of R.S. & L.R. Plot No. 938 and land measuring 11 decimal comprising part of R.S. & L.R. Plot No. 939 of Mouza Gobindapur, P.S. Asansol, Dist. Burdwan and subsequently the said land had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 396 of Mouza Gobindapur, J.L No. 18, P.S. Asansol Dist. Burdwan;

AND WHEREAS aforesaid Bhubaneshwar Roy while owning and possessing the said lands died issue less condition leaving his three brothers namely (i) Bisweshwar Roy (ii) Rameswar Roy and (iii) Manikeshwar Roy as his only legal heirs who inherited the said ejmali lands left by deceased Sarada Prasad Roy in equal 1/3rd share each under the provisions of Hindu Succession Act 1956 ;

 AND WHEREAS one Rameswar Roy, S/o Late Sarada Prasad Roy was also lawful and rightful owner of land measuring 06 decimal comprising part of R.S. & L.R. Plot No. 938 and land measuring 11 decimal comprising part of R.S. & L.R. Plot No. 939 of Mouza Gobindapur, P.S. Asansol, Dist. Burdwan and subsequently the said land had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 473 of Mouza Gobindapur, J.L No. 18, P.S. Asansol Dist. Burdwan;

Contd. Page 4


( 3 )

AND WHEREAS since such acquire by inheritance and as per L.R. Record aforesaid Rameswar Roy became the lawful owner of the said lands and while owning and possessing the said lands died leaving his two sons namely (i) Dhiraj Shankar Roy(i.e. the Vendor herein) and (ii) Kiron Shankar Roy as his only legal heirs and successors who inherited the said land in equal 1/2 share each under the provisions of Hindu Succession Act 1956;

AND WHEREAS in the above circumstances the Vendor is the owner and possession of the said lands in his share which are morefully mentioned in the schedule below ;

AND WHEREAS the schedule mentioned lands are free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the schedule mentioned land;

 AND WHEREAS the Purchaser having come to know such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned lands at a total consideration of Rs. 13,20,000/- (Rupees thirteen lac twenty thousand) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey

Contd. Page 4


( 3 )

AND WHEREAS since such acquire by inheritance and as per L.R. Record aforesaid Rameswar Roy became the lawful owner of the said lands and while owning and possessing the said lands died leaving his two sons namely (i) Dhiraj Shankar Roy(i.e. the Vendor herein) and (ii) Kiron Shankar Roy as his only legal heirs and successors who inherited the said land in equal 1/2 share each under the provisions of Hindu Succession Act 1956;

AND WHEREAS in the above circumstances the Vendor is the owner and possession of the said lands in his share which are morefully mentioned in the schedule below ;

AND WHEREAS the schedule mentioned lands are free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the schedule mentioned land;

 AND WHEREAS the Purchaser having come to know such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned lands at a total consideration of Rs. 13,20,000/- (Rupees thirteen lac twenty thousand) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey

Contd. Page 4



( 5 )

and transfer the schedule mentioned lands unto and in favour of the Purchaser at and for the said consideration of Rs. 13,20,000/- (Rupees thirteen lac twenty thousand) only on the terms mentioned hereinbelow :-

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 13,20,000/- (Rupees thirteen lac twenty thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said land, the Vendor doth hereby grant, convey sell and transfer all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for himself, his heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the said land and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendor has not in any way encumbered the said land

Contd. Page 6

( 6 )

intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his heirs, successors and legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for him AND THAT the said Vendor shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchaser relating to the said land and that the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said land as hereinbefore stated by the Vendor in that event the Vendor including all his legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said land hereby sold to the Purchaser.

Contd. Page 7

( 7 )

It is further declared by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O., Extn. Part-1, Asansol under the state of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

**SCHEDULE OF THE LAND ABOVE REFERRED TO :**

In the District of Burdwan, Police Station Asansol, Sub Division & A.D.S.R. Office Asansol within Mouza Gobindapur, J.L. No. 18 :

(i) all that 'Baid' class of land measuring 03.83 (three point eight three) decimal comprising part of R.S. & L.R. Plot No. 938 (nine hundred thirty eight) under L.R. Khatian Nos. 396 and 473 and

(ii) all that "Baid" class of land measuring 07.33 (seven point three three) decimal comprising part of R.S. & L.R. Plot No. 939 (nine hundred thirty nine) under L.R. Khatian Nos. 396 and 473.

Having total measuring an area 11.16 (eleven point one six) decimal of lands with all easement rights are sold by this Deed of sale.

Proposed use of land: Bastu.

The land hereby sold are surrounding with agricultural lands in all side without any road.

**MEMO OF CONSIDERATION**

Rs. 13,20,000/- (Rupees thirteen lac twenty thousand) only paid by cheque No.286397 dated 05/10/2016 of Axis Bank Ltd. Asansol Branch.

Contd. Page 8

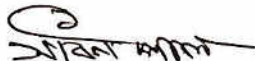


( 8 )

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

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

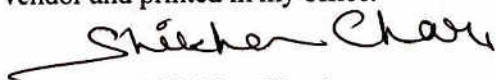
1.   
মিঃ. সিদ্ধিবাঈ মল্ল  
ব্রাহ্ম গোবিন্দপুর  
বাসী. জয়পুর  
মালী. মঙ্গলপুর (৬৪০)



Signature of the Vendor

2. Kajib Roy  
S/o Dhiraj Shankar Roy  
of Talashdiha

Prepared by me as per instruction by the Vendor and read over; explained to the Vendor and printed in my office.



( Shikha Char )

Advocate, Asansol Court

Enrl. No. F/323/602/2013



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

AN: 19-201617-002559500-2

Payment Mode Counter Payment

GRN Date: 03/10/2016 11:34:46

Bank : State Bank of India

BRN : 031016090015301

BRN Date: 03/10/2016 01:40:07

DEPOSITOR'S DETAILS

Id No. : 02050001370873/1/2016  
[Query No./Query Year]

Name : JOYDEB MONDAL

Contact No. :

Mobile No. : +91 9434998046

E-mail :

Address : SEN-RALEIGH

Applicant Name : Mrs SHIKHA CHAR

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050001370873/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	25296
2	02050001370873/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	132988

Total

158284

In Words : Rupees One Lakh Fifty Eight Thousand Two Hundred Eighty Four only



Joydeb Mondal

Joydeb Mondal

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



Shriyash Shrivastava

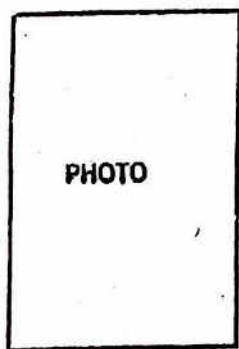
Shriyash Shrivastava

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



PHOTO

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



PHOTO

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








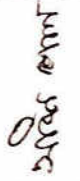
Government of West Bengal


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

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

Signature / LTI Sheet of Query No/Year 02050001370873/2016

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
1	Shri DHIRAJ SHANKAR ROY PALASHDIHA, P.O:- KANYAPUR, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713341	Seller		 2/17/16	
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	SADHAN PAL Son of GIRIDHARI PAL GOBINDAPUR, P.O:- KANYAPUR, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341	Shri DHIRAJ SHANKAR ROY			

  
(Saurav Roychowdhury)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ASANSOL  
Burdwan, West Bengal

### Major Information of the Deed

Deed No :	I-0205-08223/2016	Date of Registration	10/19/2016 1:36:11 PM
Query No / Year	0205-0001370873/2016	Office where deed is registered	
Query Date	01/10/2016 6:42:10 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	SHIKHA CHAR ASANSOL COURT, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. : 9434998046, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 13,20,000/-	Rs. 22,99,630/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,37,988/- (Article:23)	Rs. 25,296/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Road – Off Road) , Mouza: Gobindapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-938	RS-396	Bastu	Baid	3.83 Dec	4,50,000/-	7,89,210/-	Width of Approach Road: 2 Ft.,
L2	RS-939	RS-396	Bastu	Baid	7.33 Dec	8,70,000/-	15,10,420/-	Width of Approach Road: 2 Ft.,
		<b>TOTAL :</b>			<b>11.16Dec</b>	<b>13,20,000 /-</b>	<b>22,99,630 /-</b>	
		<b>Grand Total :</b>			<b>11.16Dec</b>	<b>13,20,000 /-</b>	<b>22,99,630 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri DHIRAJ SHANKAR ROY</b> Son of Late RAMESWAR ROY Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Pvt. Residence			
	PALASHDIHA, P.O:- KANYAPUR, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHDPR3615C, Status :Individual			



**Details :****Name,Address,Photo,Finger print and Signature****1 Shri JOYDEB MONDAL**

Son of Shri NANI GOPAL MONDAL Sen-Raleigh, 'A' Block,, P.O:- KANYAPUR, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AELPM9658K, Status :Individual

**Identifier Details :****Name & address**

SADHAN PAL

Son of GIRIDHARI PAL

GOBINDAPUR, P.O:- KANYAPUR, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri DHIRAJ SHANKAR ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri DHIRAJ SHANKAR ROY	Shri JOYDEB MONDAL-3.83 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri DHIRAJ SHANKAR ROY	Shri JOYDEB MONDAL-7.33 Dec

**Endorsement For Deed Number : I - 020508223 / 2016****On 03-10-2016****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 22,99,630/-



**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

0-2016

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

Presented for registration at 18:30 hrs on 05-10-2016, at the Private residence by Shri DHIRAJ SHANKAR ROY  
Executant.

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

Execution is admitted on 05/10/2016 by Shri DHIRAJ SHANKAR ROY, Son of Late RAMESWAR ROY, PALASHDIHA,  
P.O: KANYAPUR, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713341, by caste Hindu, by Profession  
Others

Indetified by SADHAN PAL, , Son of GIRIDHARI PAL, GOBINDAPUR, P.O: KANYAPUR, Thana: Asansol, , Burdwan,  
WEST BENGAL, India, PIN - 713341, by caste Hindu, by profession Others

*Saurav Roychowdhury*

**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

**On 19-10-2016**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,296/- ( A(1) = Rs 25,289/- ,E = Rs 7/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 25,296/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/10/2016 1:40AM with Govt. Ref. No: 192016170025595002 on 03-10-2016, Amount Rs: 25,296/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. 031016090015301 on 03-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,37,988/- and Stamp Duty paid by Stamp Rs  
5,000/-, by online = Rs 1,32,988/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 7, Amount: Rs.5,000/-, Date of Purchase: 03/10/2016, Vendor name: P K Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/10/2016 1:40AM with Govt. Ref. No: 192016170025595002 on 03-10-2016, Amount Rs: 1,32,988/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 031016090015301 on 03-10-2016, Head of Account 0030-02-103-  
003-02

*Saurav Roychowdhury*

**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**



Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 159554 to 159569  
being No 020508223 for the year 2016.



Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2016.10.26 13:03:18 +05:30  
Reason: Digital Signing of Deed.

*Saurav Roychowdhury*

(Saurav Roychowdhury) 26-10-2016 13:03:16  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)