

P 5378/21

6162



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 668024

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements connected with this
Document are the Part of this
Document

[Signature]
A. S. K. Dasgupta
Bardhaman

01 SEP 2021

DEED OF SALE

QUERY NO-2001568079/2021

Dist- Paschim Bardhaman, P.S-New Township, Mouza - Sankarpur,
Under Jemua Gram panchayat Area, An Area of land measuring
more or less 6.25 Decimal, Sale Value :- 34,00,000 /- Market Value :-
34,00,000/-

[Handwritten initials]

Sl No. 5354 Date 27/08/21
Sold to KESAB Real Estate Pvt. Ltd.
Address RA P-12
Value of Stamp 880/-
Date of Purchase of the Stamp 23 AUG 2021
Paper from Treasury
Name of the Treasury from where Purchase - Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/53



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

01 SEP 2021

THIS DEED OF SALE is made on this the 1st Day of September 2021

BY

(1) Mrs. LAXMI RANI CHOWDHURY, [PAN-AYNPC6561F], W/O. LATE MOTI LAL CHOWDHURY, (2) Mr. BIJAY CHOWDHURY, [PAN-BYLPC3432Q], S/O. LATE MOTI LAL CHOWDHURY, both are by faith-Hindu, by Nationality Indian, by occupation ~~House~~ Wife & Business Respectively, both are Resident of- MR-25, Saptarshi Park, Sankarpur, P.O- ABL, P.S- New Township, Dist- Paschim Bardhaman, West Bengal, India, Pin No- 713206. Hereinafter called the "VENDORS" (which expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the ONE PART.

IN FAVOUR OF

KESHOB REAL ESTATE PRIVATE LIMITED [PAN-AADCK7174M] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot-A1/04, SSB Sarani, Sector-2A, Bidhannagar, Durgapur 713212, P.S.-New Township, District- Paschim Bardhaman. Herein after referred to as "THE DEVELOPER" represented by its Director(s) (1) Mr. SOUMITRA MUKHERJEE, [PAN-AHTPM9004C], S/O. LATE MADHUSUDAN MUKHERJEE, By Faith-Hindu, By Nationality- Indian, By Occupation- Business, Resident of- 3/15 Arrah Green Park, P.O- Arrah, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (2) Mr. BISWANATH DEY, [PAN-AIHPD6730F] , S/O. Mr. KARTICK DEY, by Faith- Hindu, By Nationality- Indian, By Occupation- Business, Resident of-Gopalpur Paschim Para, Vill & Post- Gopalpur, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (3) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAR CHATTERJEE, by faith- Hindu, By Nationality- Indian, By Occupation- Business, Resident of- Vill & Post-Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. Hereinafter called the PURCHASER (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) on the OTHER PART.

Whereas the land mentioned in the schedule below has been duly occupied by the aforesaid vendors as the legal heirs of Moti Lal Chowdhury i.e the husband of vendor no-1, & father of vendor no-2 along with their other respective heirs, and the schedule below property recorded in the L.R. record of rights in the name of present vendors and the present vendors are owning and possessing the same till to date after inheriting the same from their predecessor(s).

AND WHEREAS the vendors became the absolute owner of the schedule mentioned property along with their other heirs and has been owning and possessing the same in peaceful possession and uninterrupted manner free from all encumbrances and has got absolute rights, full power and authority to sell the schedule mentioned property to the purchaser (Company).

AND WHEREAS the vendors named above being in need of ready cash at their hand to meet up their daily expenses for their treatment and to meet the legal and lawful expenses has expressed their intention/ desire to sell the schedule mentioned property.

AND WHEREAS the purchaser(Company) having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned property at the highest marketable consideration of Rupees- **34, 00,000** /- (**Thirty Four Lakh only**).

AND WHEREAS the vendors herein above considering the said price, proper reasonable and highest according to the market value prevailing in the locality accepted the said offer of the purchaser (Company) and agreed to sell, convey and transfer the schedule mentioned property unto in favor of the purchasers (Company) hereby confirm for the sale transaction by putting their signature in this deed now the said sale proceed confirmed under the terms mentioned herein below:

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement between the vendors and purchaser (Company) and in consideration of said sum of **Rupees 34,00,000/- (Thirty Four Lakh) only** paid by the purchaser (Company) to the vendors as per memo of consideration mentioned below, the receipt whereof, and the vendors hereby admit and acknowledge as total price of the said property. Now the vendors do/doth hereby grant, convey, sell and transfer unto and to the use of the said purchaser (Company) all that property more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement an appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser (Company) absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said vendors for themselves and his heirs, successors and legal representatives do/

PKA
AK

doth hereby declare and covenant with the said purchaser (Company) that the vendors has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declares that they are absolutely seized and possessed of or otherwise well sufficiently entitled to the said property intended to be conveyed by this deed of sale **AND THAT** the said purchaser (Company) including all his legal heirs and successors shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruption, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for them **AND THAT** the said vendors shall and will for all times to come at the cost and request of the said purchaser (Company) do or execute or cause to be done or executed all such acts, deed and/or things for further or more perfect fully assuring the title of the purchaser (Company) relating to the said property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchaser (Company) that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendors has no valid title, in that event the vendor including all his heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal interest to the purchaser (Company) and shall also be liable to make good and indemnify all losses and damages which the purchaser (Company) may suffer due to any defect in the title of the vendors in respect of the said property hereby sold to the purchaser(Company).

It is hereby further declared by the vendors that the purchaser (Company) by virtue of this deed of sale be competent and entitled to get his name mutated in the records of appropriate authority, BL & LRO- Faridpur Durgapur, Dist- Paschim Bardhaman under the state of West Bengal or of any other authority and the vendor undertake to render all such help and assistance as will be found essential in this regard.

SCHEDULE

In the District of Paschim Bardhaman, P.S -New township, Sub-Division & Addl Dist Sub Registry Office - Durgapur, Situated at Mouza- Sankarpur, JL.No-109, RS.Khatian No-35, L.R Khatian no- 2674, 2673.

RS. Plot No- 72 (Seventy Two), LR. Plot No- 264 (Two Hundred Sixty Four), Bastu, Area Measuring More or less 6.25 Decimal. Along with a 100 Sq. Ft Cemented Flooring Tin shed Residential Building.

Butted and bounded by:-

On the North: - N. G. Nath.

On the South: - Property of Mallik Babu.

On the East: - 16 Ft Metal Road.

On the West: - Plot of Co-Operative.

There is no restriction imposed by any govt. or semi govt. authority to transfer the schedule property.

Memo of consideration:-

SL. No	Mode of Payment	Dated	Bank Name	Cheque No	Amount
1.	Cheque	02.11.2020	IDBI Bank	036282	1,00,000.00
2.	Cheque	02.11.2020	IDBI Bank	036283	1,00,000.00
3.	Cheque	10.11.2020	IDBI Bank	036286	1,00,000.00
4.	Cheque	10.11.2020	IDBI Bank	036287	1,00,000.00
5.	Cheque	19.12.2020	IDBI Bank	037166	1,50,000.00
6.	Cheque	19.12.2020	IDBI Bank	037168	1,50,000.00
7.	Cheque	11.02.2021	IDBI Bank	038736	2,00,000.00
8.	Cheque	11.02.2021	IDBI Bank	038737	2,00,000.00
9.	Cheque	04.03.2021	IDBI Bank	039514	2,00,000.00
10.	Cheque	04.03.2021	IDBI Bank	039515	2,00,000.00
11.	Cheque	11.04.2021	IDBI Bank	040315	2,00,000.00
12.	Cheque	11.04.2021	IDBI Bank	040316	2,00,000.00
13.	Cheque	30.06.2021	IDBI Bank	040854	2,50,000.00
14.	Cheque	30.06.2021	IDBI Bank	040855	2,50,000.00
15.	Cheque	25.07.2021	IDBI Bank	041996	5,00,000.00
16.	Cheque	25.07.2021	IDBI Bank	041998	5,00,000.00

Total Amount=34, 00,000.00

Be it mentioned here that the color passport size photo and finger prints of both the hands of the seller and purchasers are attested in separate page 1(A) & 1(B) which will be a part of this deed. That Vendor No.1 executed this deed by putting her signature, I the witness No.1, explained her in the mother language and Identified herself. *Suloch Chandra Satriadhar*
IN Witnesses whereof the above named vendors hereto set forth his/their hands and seal on the day month and year mentioned above.

Witnesses:-

1. *Suloch Chandra Satriadhar*
S/o. *Late Chandra Satriadhar*
Biyala, P.O. Durgapur-8

2. *Ashim Satriadhar*
S/o - *Suloch ch. Satriadhar*
Biyala, D B P O B



LTI of *Laxmi Rani Chowdhury* by the son of *Suloch Chandra Satriadhar*

Bijoy Chowdhury

Signature of the Seller/Vendor

Drafted, prepared as per instructions
Of the parties, read over and
Explained by me and typed at my office

Pradip K. Acharyya
Pradip Kumar Acharyya, (Advocate)
ADVOCATE, Durgapur court
Enrollment no-WB-512/2000

(A)
হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature
L. M. Rami Choudhury
son of Late Choudhury

L. M. of L. M. Rami Choudhury by the son of Late Choudhury

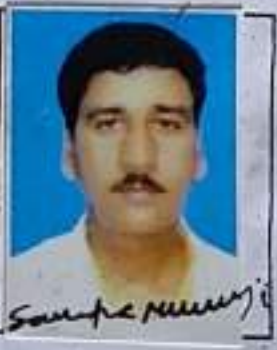
বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature
Bisoy Choudhury

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature
Sampa Nungia

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature
Biswajit Das

(B)

হস্তাক্ষর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

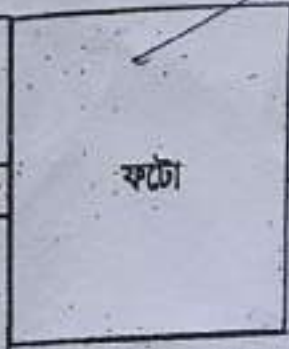


Sabyanchi Chakrabarti

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Sabyanchi Chakrabarti*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____


भारत सरकार
 Government of India


SUBAL CHANDRA SUTRADHAN
 Date of Birth/DOB: 30/11/1940
 Male/MALE

5468 5755 4040
 VID: 0107 0980 9813 9262
 मेरा आधार, मेरी पहचान



Subal Chandra Sutradhan


भारत विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 PIYALA, DURGAPUR B, Durgapur (m Corp.),
 Bardhaman,
 West Bengal - 713206



5468 5755 4040
 VID: 0107 0980 9813 9262

1947 | help@uidai.gov.in | www.uidai.gov.in

Subal Chandra Sutradhan

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ১৬৭৪

| ২০০২১০২ |



মৌজা- পঞ্চরসূর ডি.এন.নং- ১০১

খানা- ডিউটাইন দুর্গাপুর

(১) মৃত্যু- টোকা খতিয়ান তৈরির তারিখ - 04/01/2021

(২) জমির পরিমাণ (এ)- ০.৫০১০ (৩) মোট পণের সংখ্যা- ১

	(১) অত্রধরের মালিকের বিবরণ	(২) হার	(৩) মন্তব্য
নাম-	মহী রানী চৌধুরী	স্বত্ব	
পিতা-	মহিলাল		
পিতৃস্বামী-	মিত		

(১) অত্রধরের নিজ মালিকের জমি

নাম নং	ক্রমিক শ্রেণী	মন্তব্য	মালিকের মোট পরিমাণ (এ)	মালিকের মধ্যে অত্রধরের অংশ	মালিকের মধ্যে অত্রধরের জমির জংশন পরিমাণ	প্রকার	বেটন
২৬৪	১	স্বত্ব	০.১৬০০	০.১৬০০	০.০০১০		

স্বত্ব নং - ২৬৬৯

খর-১

মোট পণের সংখ্যা- ১ক মাত্র

Certified to be true copy in 7h of Indian Evidence Act, 1872 (Act 1 of 1872)
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No. 382

Digitally signed by SUSHRUTA GHOSH
Date: 2021.01.07 12:31:15 IST

Page 1 of 1

04/01/2021 12:05 PM



(১) রাজস্ব টাক) খতিয়ান উত্তরির তারিখ - 04/01/2021
 (২) জমির পরিমাণ (১) - ০.০০১০ (৩) মোট দায়ের সংখ্যা - ১

	(ক) অগ্রদায়ের ফসলকারের বিবরণ	(গ) ঘর	(ঙ) মতবা
নাম-	বিহার চৌধুরী	রাসত	
বিতা-	অগ্রদায়		
উত্তরাধা-	জিত		

(৭) অগ্রদায়ের নিচ পর্যায়ের জমি

পাশ নং	জমির প্রকার	মতবা	দায়ের মোট পরিমাণ (১)	দায়ের মধ্যে অগ্রদায়ের অংশ	দায়ের মধ্যে অগ্রদায়ের জমির অংশের পরিমাণ	একর	বেংকর
২০৪	ঘাট		০.১৬০০	০.১৬০০	০.০০১০		

জালদে নং নং - 2669
 পত্র-1

মোট দায়ের সংখ্যা- ১৩ মাত্র

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड
Personal Income Tax Card
AYNPC6661F

श्री / Ms
LAKSHMI CHANDRASEKAR

श्री / श्री / पति / पत्नी का नाम
SHARAD CHANDRASEKAR

श्री / श्री / पति / पत्नी का पता
17/03/1954



LTI of Laxmi Ramesh
Chandrasekar by the
pen of
Subodh Chandra Srinivasan



Brijoy Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMITRA MUKHERJEE
MADHUSUDAN MUKHERJEE
04/02/1974

Permanent Account Number

AHTPM9004C

Signature

Signature



Somitra mukherjee

11/11/2018



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWANATH DEY
KARTICK DEY
09/02/1978
Permanent Account Number
AIHPD6730F

Biswanath Dey
Signature



Biswanath Dey



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SABYASACH CHATTERJEE
SREHAR CHATTERJEE

01/12/1974
Permanent Account Number

AGXPC7912L

Sabyasachi Chatterjee
Signature



Sabyasachi Chatterjee



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

GRN Details

GRN: 192021220066286111
GRN Date: 31/08/2021 16:34:07
BRN : 1544585814
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 31/08/2021 16:08:38
Payment Ref. No: 2001568079/10/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: KESHOB REAL ESTATE PVT LTD
Address: A1/04 SSB SARANI BIDHANNAGAR
Mobile: 8101816898
Depositor Status: Buyer/Claimants
Query No: 2001568079
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2001568079/10/2021
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001568079/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	97010
2	2001568079/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	3407
			Total	131017

IN WORDS: ONE LAKH THIRTY ONE THOUSAND SEVENTEEN ONLY.

Major Information of the Deed

Deed No :	I-2306-05978/2021	Date of Registration	01/09/2021
Query No / Year	2306-2001568079/2021	Office where deed is registered	
Query Date	23/08/2021 10:20:37 AM		2306-2001568079/2021
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT., Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 34,00,000/-	Rs. 34,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,02,010/- (Article:23)	Rs. 34,007/- (Article:A(1), E)		
Remarks			

Land Details :



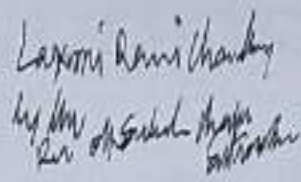


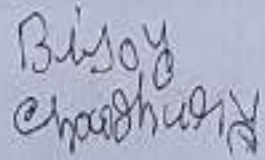
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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	RS-72	RS-35	Bastu	Bastu	6.25 Dec	33,25,000/-	33,25,000/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road,
Grand Total :					6.25Dec	33,25,000 /-	33,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed. Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs LAXMI RANI CHOWDHURY (Presentant) Wife of Late MOTI LAL CHOWDHURY Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office			
	01/09/2021	LTI 01/09/2021		01/09/2021
MR-25, SAPTARSHI PARK, SANKARPUR,, City:- Durgapur, P.O:- ABL, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx1F, Aadhaar No: 59xxxxxxxx3964, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr BIJAY CHOWDHURY Son of Late MOTI LAL CHOWDHURY Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office			
	01/09/2021	LTI 01/09/2021		01/09/2021
MR-25, SAPTARSHI PARK, SANKARPUR,, City:- Durgapur, P.O:- ABL, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx2Q, Aadhaar No: 39xxxxxxxx8637, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KESHOB REAL ESTATE PRIVATE LIMITED A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SOUMITRA MUKHERJEE Son of Late MADHUSUDAN MUKHERJEE 3/15 ARRAH GREEN PARK, ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AHxxxxxx4C, Aadhaar No: 26xxxxxxxx8439 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
2	Mr BISWANATH DEY Son of Mr KARTICK DEY GOPALPUR PASCHIM PARA,, City:- Durgapur, P.O:- GOPALPUR, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: Alxxxxxx0F, Aadhaar No: 31xxxxxxxx9882 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
3	Mr SABYASACHI CHATTERJEE Son of Late SRIDHAR CHATTERJEE BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AGxxxxxx2L, Aadhaar No: 31xxxxxxxx7982 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBAL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	01/09/2021	01/09/2021	01/09/2021
Identifier Of Mrs LAXMI RANI CHOWDHURY, Mr BIJAY CHOWDHURY, Mr SOUMITRA MUKHERJEE, Mr BISWANATH DEY, Mr SABYASACHI CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs LAXMI RANI CHOWDHURY	KESHOB REAL ESTATE PRIVATE LIMITED-3.125 Dec
2	Mr BIJAY CHOWDHURY	KESHOB REAL ESTATE PRIVATE LIMITED-3.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs LAXMI RANI CHOWDHURY	KESHOB REAL ESTATE PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr BIJAY CHOWDHURY	KESHOB REAL ESTATE PRIVATE LIMITED-50.00000000 Sq Ft

On 23-08-2021

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 34,00,000/-



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

On 01-09-2021

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.

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

Presented for registration at 12:35 hrs on 01-09-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs LAXMI RANI CHOWDHURY, one of the Executants.

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

Execution is admitted on 01/09/2021 by 1. Mrs LAXMI RANI CHOWDHURY, Wife of Late MOTI LAL CHOWDHURY, MR-25, SAPTARSHI PARK, SANKARPUR,, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Mr BIJAY CHOWDHURY, Son of Late MOTI LAL CHOWDHURY, MR-25, SAPTARSHI PARK, SANKARPUR,, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,007/- (A(1) = Rs 34,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/08/2021 4:36PM with Govt. Ref. No: 192021220066286111 on 31-08-2021, Amount Rs: 34,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1544585814 on 31-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,02,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 97,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5354, Amount: Rs.5,000/-, Date of Purchase: 27/08/2021, Vendor name: RAM PRASAD BANERJEE

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 31/08/2021 4:36PM with Govt. Ref. No: 192021220066286111 on 31-08-2021, Amount Rs: 97,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1544585814 on 31-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 157781 to 157804

being No 230605978 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.10.08 18:05:04 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/10/08 06:05:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)