

1077/22

D-1051



56

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 268331

31/01/22

Nilima Parui

Polly Kar

Supriya Ashok Kumar Ray

alias

Supriya Ray

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

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

GRN.19-202122-017024676-1

QUERY NO.2000255252/2022

31 JAN 2022

DEED OF SALE OF RS.69,00,000/-

ASSESSED MARKET VALUE AT RS.69,00,000/-

THIS DEED OF SALE is made on this the 31st day of January 2022 BY :

Contd.....P/2

22

- Nilima Parui

- Dolly Kar

- Supriya Ashok Kumar Ray

alias

Supriya Ray

-: 2 :-

(1) **SMT.NILIMA PARUI (PAN.CSCPP5775R)**, wife of Bimallendu Parui, daughter of Late Kanai Lal Guchait, resident of Silicate Factory Road, Durgamandir, Murgasol, Ushagram Asansol, P.O.Asansol, P.S.Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan), (2) **SMT.DOLLY KAR (PAN.AZOPK1873C)**, wife of Sri Dilip Kar, daughter of Late Kanai Lal Guchait resident of C-54, Brahmapur More, Kolkata, Pin.700096 and (3) **SMT.SUPRIYA ASHOKKUMAR RAY alias SUPRIYA RAY (PAN.AMAPR4962N)**, wife of Sri Ashok Kumar Ray, daughter of Late Kanai Lal Guchait, resident of Abanimohan, G/203, Minal Park, Chhatrapati Shivaji Road, Dahisar, Mumbai, Mahastra, Pin.400068, all by faith-Hindu, citizenship-Indian, all by occupation-housewife herein after jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **ONE PART**;

IN FAVOUR OF :

VIGNESHWARA DEVELOPERS LLP" (PAN : AAMFV6126G), a limited liability partnership, having its LLP Identification No. AAD-6383 registered under section 58(1) of the LLP Act 2008 having its Registered office at "**ASHIRBAD BHAWAN**", S.F. Road, Durgamandir, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan), Pin-713303 and represented by one of its Partners **SRI VINAY KUMAR SHARMA**, Son of Ram Chandra Sharma, by faith Hindu, Citizenship Indian, by occupation Business, resident of '**ASHIRBAD BHAWAN**', Silicate Factory Road, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan) Pin-713303 hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context include its successors-in-office, administrators, legal representatives and assigns) of the **OTHER PART**;

Contd.....P/3



Nilima Parui

Dolly Kar

Supriya Ashokkumar Ray

alias

Supriya Ray

-3:-

WHEREAS one Arati Guchait (since deceased) daughter of Late Kanai Lal Guchait was the lawful owner-in-possession of the land measuring an area of 06(six)cottahs 06(six)chhitaks comprised in R.S.Plot No. 934 corresponding to L.R.Plot No.1125 and land measuring an area of 10(ten)cottahs 10(ten)chhitaks 10(ten)sft. comprised in R.S.Plot No. 939 corresponding to L.R.Plot No.1131 having total area of 17(seventeen)cottahs within mouza-Asansol, P.S.Asansol, Dist.Paschim Bardhaman along with a two storied pucca building standing thereon under Holding No. 49(75), S.F.Road, ward No.49(new) 19(old) of Asansol Municipal Corporation which she acquired by way of Gift from her mother Bhabani Guchait (since deceased) by virtue of a registered Deed of Gift dated 02.06.2011 being Deed No.5241 for the year 2011 of Asansol A.D.S.R. Office and accordingly the said property stood recorded in her name in the finally published L.R.Record of Rights under L.R.khatian No.5650(five six five zero) of the said mouza-Asansol.

It is pertinent to mention here that acquisition and devolution of legal title and ownership over the said property of the Donor of the sale deed dated 02.06.2011 of Asansol A.D.S.R. Office has been fully mentioned and described in the recital of the said deed.

AND WHEREAS while owning and possessing the said property aforesaid Arati Guchait died unmarried and issueless leaving behind her one full-brother named Sri Subhas Chandra Guchait and three full-sisters namely (1) Smt. Nilima Parui (i.e. the vendor No.1 herein) (2) Smt. Dolly Kar (i.e. the vendor No.2 herein) and (3) Smt. Supriya Ashokkumar Ray @ Supriya Ray (i.e. the vendor No.3 herein) as her only legal heirs and successors who jointly inherited the said property left by deceased Arati Guchait in equal undivided 1/4th shares each under the provisions of Hindu Succession Act, 1956.

Contd.....P/4

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Nilima Poudi

Debby Kar

Supriya Ashok Kumar Ray

alias

Supriya Ray

-:4:-

AND WHEREAS out of the said property measuring an area of 06(six)cottahs 06(six)chhitaks comprised in R.S.Plot No. 934 corresponding to L.R.Plot No.1125 and land measuring an area of 10(ten)cottahs 10(ten)chhitaks 10(ten)sft. comprised in R.S.Plot No. 939 corresponding to L.R.Plot No.1131 having total area of 17(seventeen)cottahs the vendors along with their said co-sharer already sold and transferred the land measuring an area of 06(six)cottahs 06(six)chhitaks comprised in R.S.Plot No. 934 corresponding to L.R.Plot No.1125 and land measuring an area of 01(one)cottah 02(two)chhitaks comprised in and being part of R.S.Plot No.939 corresponding to L.R.Plot No.1131(part) with specific demarcation and boundaries comprised to another person and remaining 09(nine)cottahs 08(eight)chhitaks of land comprised in and being part of R.S.Plot No.939 corresponding to L.R.Plot No.1131(part)with two storied pucca building under Holding No. 49(75) S.F.Road,ward No.41(new) 19(old) of Asansol Municipal Corporation which is morefully mentioned in the schedule below is in the ownership and possession of the vendors and their said full-brother named above in which the vendors have collective undivided $3/4^{\text{th}}$ share i.e. $1/4^{\text{th}}$ share each.

AND WHEREAS the vendors had been / has been in peaceful ownership and possession of the said property which is more fully mentioned in the schedule below to the extent of their undivided $3/4^{\text{th}}$ share peacefully and uninterruptedly within the knowledge of all.

ANDWHEREAS the vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more fully mentioned in the schedule belowto the extent of their undivided $3/4^{\text{th}}$ share which is free from all encumbrances, charges and/or mortgages;

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Nilima Poozic.

Dolly Kon

Supriya AshokKumar Ray

alias

Supriya Ray

-: 5 :-

AND WHEREAS the vendors being in urgent need of money to meet their legal requirement and expenses declared and expressed their intention to sell and transfer the schedule mentioned property to the extent of their undivided 3/4th share.

AND WHEREAS the purchaser having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned property to the extent of undivided 3/4th share of the vendors and after mutual discussion between the parties total value/consideration for the schedule mentioned property to the extent of undivided 3/4th share has been settled and fixed at Rs.69,00,000/- (Rupees sixty nine lacs) only and the vendors considering the said price as fair proper, reasonable and highest according to market value prevailing in the locality agreed to sell, convey and transfer the schedule mentioned property to the extent of their undivided 3/4th share unto and in favour the purchaser at and for the said settled price/consideration on the terms mentioned herein below ;

AND WHEREAS it is pertinent to mention here that aforesaid Sri Subhas Chandra Guchait i.e. the full-brother of the vendors already sold and transferred his said undivided 1/4th share upon the schedule mentioned property for valuable consideration unto and in favour of the purchaser by executing a registered Deed of sale being No.9643 for the year 2021 of Asansol A.D.S.R. Office.

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.69,00,000/- (Rupees sixty nine lacs) only paid by the purchaser to the vendors as per memo of consideration written at the foot of this deed (the receipt whereof the

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Nilima Parui

Dolly Karz

Supriya Ashok Kumar Ray

alias

Supriya Ray

-: 6 :-

vendors does hereby admit and acknowledge) as total price of the schedule mentioned property to the extent of undivided 3/4th share of the vendor , the vendor doth hereby grant, convey sell and transfer all that property more fully mentioned in the schedule below to the extent of undivided 3/4th share unto and to the uses of the said purchaser together with the right of path, passage, lights, liberties, ,privileges, easements and 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 absolutely and for ever having all transferable rights therein such as sale, gift, lease mortgage, exchange or otherwise **AND THAT** the said vendor for themselves, their heirs and successors doth hereby declare and covenant with the said purchaser that the vendors have good title, full power and absolute right to sell and transfer the said property to the extent of undivided 3/4th share and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property to the extent of undivided 3/4th share and that the vendors have not in any way encumbrance the said property intended to be conveyed by this deed of sale **AND THAT** the purchaser including all its legal heirs and successors shall and may at all times peacefully/quietly hold, possess, uses and enjoy the said property as lawful and rightful owner thereof with right to make/raise all sorts of constructions upon the roof of the present structure ,building, rebuilding and structure upon the said land in accordance with law by dismantling the present structure without any interruptions,

Contd.....P/7



Nilima Parisi

Dolly Kar

Supriya Ashok Kumar Ray

alias

Supriya Ray

: 7 :-

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 purchasers 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 property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchaser that if it transpires that the schedule mentioned property to the extent of undivided 3/4th share of the vendors are not free from all encumbrances and/or the vendors have no valid perfect and marketable title to the said property as herein before stated by the vendors in that event the vendors including all their 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 vendors in respect of the said property hereby sold to the purchaser and by executing this deed of sale peaceful possessions of the schedule mentioned property to the extent of undivided 3/4th share is hereby delivered to the purchaser by the vendors .

It is further declared by the vendors that the purchaser by virtue of this deed of sale will be competent and entitled to get its name mutated in the records of S.D.L. & L.R.O. Extn. Part-1, Asansol under the State of West Bengal as also in the Assessment Register of Asansol Municipal Corporation and the vendors undertakes to render all such help and assistance as will be found essential in this regard.

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Nilima Pazzai.

Dolly Koz

Supriya Ashok Kumar Ray

alias

Supriya Ray

-:8:-

SCHEDULE ABOVE REFERRED TO :

In the Dist. of Paschim Bardhaman (previously under Dist. Burdwan), P.S. Asansol, within mouza-Asansol, J.L.35, under the limits of Asansol Municipal Corporation, ward No.19(old)41(new) all that land measuring an area of 09(nine)cottahs 08(eight)chhitaks equivalent to 6840(six thousand eight hundred forty) sft. comprised in and being part of R.S. Plot No.939(nine three nine) corresponding to L.R. Plot No.1131(one one three one)(part) under R.S. Khatian No.618(six one eight) corresponding to L.R. Khatian No.5650(five six five zero) including a 60(sixty)years old cemented floor two storied pucca building standing there on under Holding No. 49(75), S.F. Road, measuring covered area 2000(two thousand)sft. on the ground floor and measuring covered area 2000(two thousand)sft. on the first floor having total area of 4000(four thousand)sft. Including stair cases with all fittings, fixtures, electrical fittings, electrical connection, meter etc. with all easement rights.

The property hereby sold is butted and bounded by :-

On the North: by the 23'feet Silicate Factory Road Bye Lane..

On the South: by the house of Satish Seth & Mr.Sakuja.

On the East: by the property of Manjit Singh Gandhi..

On the West: by the property of Manjit Singh Gandhi.

Contd.....P/9

Nilima Parui,

Dolly Kar

Supriya Ashok Kumar Ray

alias

Supriya Ray

-:9:-

OUT OF WHICH AND WITHIN THIS BOUNDARY: All that undivided $\frac{3}{4}$ th share in the land measuring an area of 07(seven) 02(two)chhitaks equivalent to 5130(five thousand one hundred thirty)sft. and all that undivided $\frac{3}{4}$ th share in the two storied building being part of Holding No. 49(75) S.F.Road, ward No.41(new) 19(old) of Asansol Municipal Corporation measuring covered area 1500(one thousand five hundred)sft. on the ground floor and measuring covered area 1500(one thousand five hundred)sft. on the first floor having total area of 3000(three thousand)sft. including stair cases with all fittings, fixtures, electrical fittings, electrical connection, meter etc. with all easement rights hereby sold by this Deed by the vendor..

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

MEMO OF CONSIDERATION

- 1.Rs.5,00,000/-(Rupees five lacs)only paid through R.T.G.S. dated 28.01.2022 from HDFC Bank, Asansol Branch infavour of the vendor No.1.
- 2.Rs.5,00,000/-(Rupees five lacs)only paid by cheque being No.000575 dated 28.01.2022 HDFC Bank, Asansol Branch infavour of the vendor No.2.
- 3.Rs.5,00,000/-(Rupees five lacs)only paid through R.T.G.S. dated 28.01.2022 from HDFC Bank, Asansol Branch infavour of the vendor No.3.
- 4.Rs.18,00,000/-(Rupees eighteen lacs)only paid by cheque being No.000926 dated 31.01.2022 HDFC Bank, Asansol Branch infavour of the vendor No.1.
- 5.Rs.18,00,000/-(Rupees eighteen lacs)only paid by cheque being No.000929 dated 31.01.2022 HDFC Bank, Asansol Branch infavour of the vendor No.2.
- 6.Rs.18,00,000/-(Rupees eighteen lacs)only paid by cheque being No.000927 dated 31.01.2022 HDFC Bank, Asansol Branch infavour of the vendor No.3.

Contd.....P/10



-:10:-

A sheet containing finger prints of both hands of the parties along with photographs duly attested by them is kept after this deed.

IN WITNESS WHEREOF the Vendors named above sign and execute this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Manoj Singh Gaudli

S/O. Jagwant Singh Gaudli

S.P. Mukherjee Road.

2nd Bye Lane

Muzfadar

ASANSOL - 713303.

- Nilima Parui

- Dolly Kar

Supriya Ashok Kumar Ray
alias

- Supriya Ray

SIGNATURE OF THE VENDOR

2. Chiranjit Banerjee

S/O. Tapas Banerjee

Kulti Strip Road

713333

Drafted and prepared by
me as per instructions of
the vendor and read over and
explained to him by me and
typed in my office.



PALLAB ROYCHOWDHURY
Advocate Asansol Court
E. No. F - 506/99

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

Nilima Parui



Nilima Parui

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

Dolly Kar



Dolly Kar

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

Supriya Ashok Kumar Ray alias Supriya Ray



Supriya Ray
alias
Supriya Ashok Kumar Ray

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

Vinay Kumar Shauze



Vinay Kumar Shauze



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

GRN Details

GRN: 192021220170246761 Payment Mode: Online Payment
GRN Date: 25/01/2022 17:47:10 Bank/Gateway: HDFC Bank
BRN : 1692922956 BRN Date: 25/01/2022 17:01:23
Payment Status: Successful Payment Ref. No: 2000255252/3/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: VINAY KUMAR SHARMA
Address: ASHIRBAD BHAWAN FACTORY ROAD ASANSOL
Mobile: 7001048194
Depositor Status: Buyer/Claimants
Query No: 2000255252
Applicant's Name: Mr Pallab Roychowdhury
Identification No: 2000255252/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000255252/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	271010
2	2000255252/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	69007
			Total	340017

IN WORDS: THREE LAKH FORTY THOUSAND SEVENTEEN ONLY.



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাঙ্গাইল জি/এনআই নং: 1058/19150/01351

To
নিলিমা পারুই
NILIMA PARUI
S F ROAD
DURGAMANDIR MURGASOL ASANSOL MC
Ushagram Bardhaman
West Bengal 713303
5012090397



MN157700657DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9641 4050 0717

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নিলিমা পারুই
NILIMA PARUI
মাতা : ভবানী গুচট
Mother : BHABANI GUHAIT
জন্ম সাল / Year of Birth : 1950
মহিলা / Female



9641 4050 0717

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15770065



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস.এফ রোড, দুর্গামন্দির মুরগাসল,
আসানসোল (এম কর্প), উশাগান,
বর্ধমান, পশ্চিমবঙ্গ, 713303

Address:

S.F ROAD, DURGAMANDIR
MURGASOL, ASANSOL
MC, Ushagram, Bardhaman,
West Bengal, 713303



1047
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1047,
Bengaluru-560 001

Nilima Parui

आयकर विभाग

INCOME TAX DEPARTMENT

NILIMA PARUI

KANAILAL GUHAIT

31/03/1948

Permanent Account Number

CSCPP5775R

Nilima Parui

Signature



भारत सरकार
GOVT. OF INDIA



13/12/2014

Nilima Parui

यदि कार्ड खोया जाये / गाने पर कृपया सूचित करें / लौटाएं
आयकर विभाग सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्रि स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, सीएम बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-2305-01051/2022	Date of Registration	31/01/2022
Query No / Year	2305-2000255252/2022	Office where deed is registered	
Query Date	24/01/2022 2:28:42 PM	2305-2000255252/2022	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, 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. 69,00,000/-	Rs. 69,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,76,010/- (Article:23)	Rs. 69,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



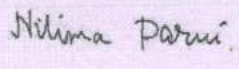


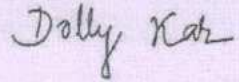


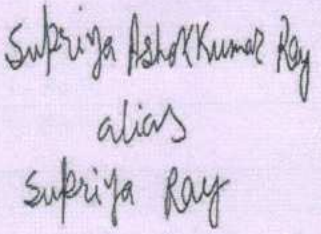
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. F. Road, Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1131 (RS :-939)	LR-5650, (RS:-618\0)	Bastu	Danga	5130 Sq Ft	56,85,000/-	56,85,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					11.7563Dec	56,85,000 /-	56,85,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	12,15,000/-	12,15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	12,15,000 /-	12,15,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt NILIMA PARUI (Presentant) Wife of BIMALLENDU PARUI Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	Signature  31/01/2022
	SILICATE FACTORY ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CSxxxxxx5R, Aadhaar No: 96xxxxxxx0717, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			
2	Name Smt DOLLY KAR Wife of Shri DILIP KAR Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	Signature  31/01/2022
	C 54 BRAHMAPUR MORE KOLKATA, City:- , P.O:- Brahamhapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			
3	Name Smt SUPRIYA ASHOKKUMAR RAY, (Allas: Smt SUPRIYA RAY) Wife of Shri ASHOK KUMAR RAY Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	Signature  31/01/2022
	ABANIMOHAN G /203 MINAL PARK CHHATRAPATI SHIVAJI ROAD DAHISAR MUMBAI, City:- , P.O:- Dahisar, P.S:-BORIWALI, District:-Mumbai, Maharashtra, India, PIN:- 400068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx2N, Aadhaar No: 85xxxxxxx9232, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			


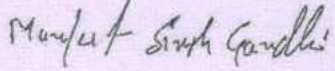
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VIGNESHWARA DEVELOPERS LLP ASHIRBAD BHAWAN S F ROAD DURGAMANDIR ASANSOL, City:- Asansol, P.O:- ASNASOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri VINAY KUMAR SHARMA Son of Shri RAM CHANDRA SHARMA ASHIRBAD BHAWAN SILICATE FACTORY ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIGNESHWARA DEVELOPERS LLP (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANJEET SINGH GANDHI Son of Late JASWANT SINGH GANDHI S P MUKHERJEE ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	31/01/2022	31/01/2022	31/01/2022
Identifier Of Smt NILIMA PARUI, Shri VINAY KUMAR SHARMA, Smt DOLLY KAR, Smt SUPRIYA ASHOKKUMAR RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt NILIMA PARUI	VIGNESHWARA DEVELOPERS LLP-1710 Sq Ft
2	Smt DOLLY KAR	VIGNESHWARA DEVELOPERS LLP-1710 Sq Ft
3	Smt SUPRIYA ASHOKKUMAR RAY	VIGNESHWARA DEVELOPERS LLP-1710 Sq Ft

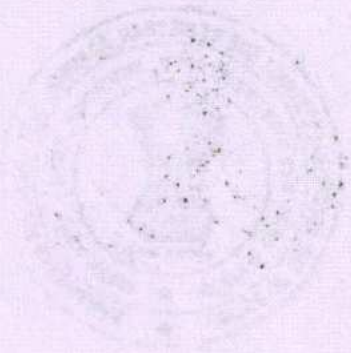
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt NILIMA PARUI	VIGNESHWARA DEVELOPERS LLP-1000.00000000 Sq Ft
2	Smt DOLLY KAR	VIGNESHWARA DEVELOPERS LLP-1000.00000000 Sq Ft
3	Smt SUPRIYA ASHOKKUMAR RAY	VIGNESHWARA DEVELOPERS LLP-1000.00000000 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1131, LR Khatian No:- 5650	Owner:আবুতি গৃহায়িত, Gurdian:চ কলাই দাল গৃহায়িত, Address:এস.এফ.রোড আসানসোল, Classification:ভাঙ্গা, Area:0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 31-01-2022

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

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

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

Presented for registration at 13:06 hrs on 31-01-2022, at the Office of the A.D.S.R. ASANSOL by Smt NILIMA PARUI , one of the Executants.

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 69,00,000/-

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

Execution is admitted on 31/01/2022 by 1. Smt NILIMA PARUI, Wife of BIMALLENDU PARUI, SILICATE FACTORY ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 2. Smt DOLLY KAR, Wife of Shri DILIP KAR, C 54 BRAHMAPUR MORE KOLKATA, P.O: Brahamhapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Smt SUPRIYA ASHOKKUMAR RAY, Alias Smt SUPRIYA RAY, Wife of Shri ASHOK KUMAR RAY, ABANIMOHAN G /203 MINAL PARK CHHATRAPATI SHIVAJI ROAD DAHISAR MUMBAI, P.O: Dahisar, Thana: BORIWALI, , Mumbai, MAHARASHTRA, India, PIN - 400068, by caste Hindu, by Profession House wife

Indetified by Mr MANJEET SINGH GANDHI, , Son of Late JASWANT SINGH GANDHI, S P MUKHERJEE ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Sikh, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,007/- (A(1) = Rs 69,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 69,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 5:48PM with Govt. Ref. No: 192021220170246761 on 25-01-2022, Amount Rs: 69,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692922956 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,76,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,71,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1406, Amount: Rs.5,000/-, Date of Purchase: 25/01/2022, Vendor name: P K Das
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 25/01/2022 5:48PM with Govt. Ref. No: 192021220170246761 on 25-01-2022, Amount Rs: 2,71,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692922956 on 25-01-2022, 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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 21427 to 21455
being No 230501051 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.02.01 15:41:14 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2022/02/01 03:41:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)
