

NO. 1001004087/19

I- 4114/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

6-19
98-
QNO- 146981/19
Y/CNO- 254/19

E 748341

I certify that this document is
a true and correct copy of the
original and the
endorsements and the
with are the parts of this document

DEED OF SALE

Registrar US 7 (2)
of Registration Act
1908 Paschim Medinipur

THIS DEED OF SALE is made on this 28 day of June, 2019 (Two thousand Nineteen) A.D.

03 JUL 2019

BETWEEN

SRI SAMAR NATH ROY, PAN- BFBPR6407M, S/O Late Rajani Kanta Roy, by faith- Hindu, by occupation - Retired Person, by Nationality - Indian, residing at Ashutosh Nagar, Kuikota, P.O. & P.S. Midnapore, District- Paschim Medinipur, Pin-721101, here-in-referred to and called as the "LAND OWNER /VENDOR" (which terms or expression shall unless excluded



Samar Nath Roy
By the pen of - Anupom Roy

Samar Nath Roy



Samar Nath Roy
By the pen of Anupom Roy

= 2 =



Subrata Patra.



Gour Gopal Ghosh

by or repugnant to the subject or the context be deemed to mean and include his heirs, executors, administrators, representatives nominees and/or assigns) of the FIRST PART.

AND

NIRMAAN HEIGHTS, PAN-AAPFN0109C, A partnership firm represented by its two partners & registered in accordance with provision of the Indian Partnership Act, 1932, having its place of business at Ashutosh Nagar, Kuikota, P.O. & P.S. Midnapore, District- Paschim Medinipur, Pin-721101.

1) **SRI SUBRATA PATRA**, PAN -AJOPP6310P, S/O Late Srimanta Patra, by religion- Hindu, by Profession- Business, by Citizen - Indian, residing at Ashutosh Nagar, Kuikota, P.O. & P.S Midnapore, District- Paschim Medinipur, Pin-721101.

2) **SRI GOUTAM KUMAR GHOSH** , PAN -ADDPG249IF, S/O Late Gour Gopal Ghosh, by religion- Hindu, by Profession - Business, by Citizen - Indian, residing at Pragati Complex, Kshudiram Nagar, Midnapore,P.O. & P.S. Midnapore, District- Paschim Medinipur, Pin-721101, herein after called as **"VENDEE/PURCHASER"** (which terms or expression shall



Samar Nath Roy.
By the pen of - Anupom Roy.

Anupom Roy



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Registrar U/S 7 (2)
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1908 Mysuru Medicines

28 JUN 2019

unless excluded by or repugnant to the subject or the context be deemed to mean and include their respective heirs, executors, administrators, representatives, nominees and/or assigns) of the SECOND PART.

WHEREAS the Bastu Land measuring an area 0.0748 Acres in R.S. Plot no. 203(P), L.R. Plot no. 365, of Mouza- Kuikota, under P.S.- Midnapore, previously belonged to Smt. Brajabala Kundu, W/o Sri Jukta Satinath Kundu, of Kuikota, Midnapore, and while said Brajabala Kundu was in possession of her land, she sold out the land to Samar nath Roy, vide Sale Deed no. 6946, dt. 31.12.1976 (Presented on 29.12.1976) and vide Sale Deed no. 5156, dt. 30.10.1978 and delivered vacant possession in favour of the purchaser Samar nath Roy.

AND WHEREAS after purchase the land from Smt. Brajabala Kundu by two sale Deeds in the year 1976 & 1978 the Vendor, Samar nath Roy used to possess his purchased land as owner and mutata his name in the office of the BL & LRO, Sadar Midnapore and LR.ROR has been prepared in his name and LR. Khatian No. 1044, LR Plot No.- 365 mentioning an area 0.1050 acres of land of Mouza-Kuikota, JL No.-169 and said Purchaser Sri. Samar nath Roy used to possess the land measuring an area 0.1050 acres physically, and for his urgent need vendor, Samar nath Roy transferred 0.0302 Acres or 1314 Sqft. land, out of 0.1050 acres specific demarcated area, to

Samar Nath Roy.
By the pen of - Anupom Roy.

Samar Nath Roy.
By the pen of - Anupom Roy.



A handwritten signature in black ink, appearing to be a stylized name.

Registrar US 7 (2)
of Registration Act
Hindi Products Medinover

28 JUN 2019

Smt. Sumana Biswas, W/o Sri Soumen Biswas, of Kuikota, Ashutosh Nagar, P.O. & P.S.- Midnapore, Dist- Paschim Medinipur by executing Sale Deed being no. 1141 dt. 13.03.2000 out of his purchase 10 dec. which is recorded as 0.1050 acres land, vide Sale Deed no. 6946, dt. 31.12.1976 (Presented on 29.12.1976) & 5156 dt. 30.10.1978 and delivered possession of the land measuring an area 0.0302 Acres or 1314 Sqft. specifically butted and bounded by and after purchase the purchaser Smt. Sumana Biswas used to possess her purchased land as owner, and remaining land measuring an area 0.0748 Acres is now in possession of the Vendor Sri Samar nath Roy and mutata his name in respect of his land in L.R. Settlement which is recorded under L.R. Kh. No. 1044, of Mouza- Kuikota, J.L. No. 169, and L.R. Plot no. 365, mentioning an area 0.0748 and Paying Government rent for the same land against receipt.

AND WHEREAS for urgent need of money the Vendor of this Deed declare to sell his aforesaid land measuring an area 0.0748 Acres specifically mentioned in the schedule of this sale Deed, free from all encumbrances and charges and the Vendees are agreed to purchase the schedule mentioned land by paying Rs. 70,00,000/- (Rupees Seventy Lakh only).

Now, THEREFORE THIS DEED WITNESSES that in consideration of the sum of Rs. 70,00,000/- (Rupees Seventy



Samar Nath Roy
By the pen of - Anupam Roy

Sumedha
Roy



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Registrar (CS 7 (3))
of Companies Act
1956 Patna District

28 JUN 2019

Lakh) only being paid by the Vendees to the Vendor in presence of the following witnesses (the receipt of which the Vendor hereby do acknowledge) the Vendor do hereby convey, transfer, and assign unto and to the use of the Vendees their respective heirs, executors, administrators and assigns. ALL THAT PIECE OF LAND measuring 0.0748 acres more specifically described in the schedule hereto and delineated in the map enclosed herewith AND ALL THE RIGHT TITLE, INTEREST, CLAIM AND DEMAND whatsoever of the Vendor into and upon the said land hereby conveyed unto the Vendees, their heirs, executors administrators, and assigns absolutely and for ever as ordinarily pass on such sale.

AND THE VENDOR do hereby covenant and declare for himself, his heirs, executors representatives and assigns that the Vendor now has good title to convey unto the Vendees, their heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND THAT THE VENDEES shall hereafter peaceably hold use and enjoy the same as their own property absolutely without any hindrance, interruption, claim or demand by or from the Vendor or any other persons whomsoever AND THAT THE VENDOR and all persons claiming under him shall and will from time to time upon the request and at the costs of the Vendees their legal heirs, executors, administrators and representatives



Samar Nath Roy
By the pen of - Anupam Roy.

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Registrar U/S 7 (2)
of Registration Act
1908 Karnataka Medicines

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and assigns do and execute or cause to be done and executed all such acts, deeds and things whatever for further and more perfectly assuring the said land and every part thereof unto the Vendees, their heirs, executors, representatives and assigns.

AND THAT in order to ascertain the proper location and area of sold land a map is annexed herewith and sold area is shown in Red wash and the said map is made part of this deed.

AND the Vendor do also hereby agrees to save harmless and keep indemnified the Vendees from and against all losses, damages costs or expenses which they may sustain or incur by reason of any claim being made by anybody whomsoever to the said land.

AND it may be mentioned here that in early occasions the Vendor executed all documents and Deeds by putting his Signature but at present due to old age the Vendor is not in a position to sign his name by holding pen by his hand and as such he is compelled to execute this Deed by putting his L.T.I. on this Deed of Sale.

IN WITNESSES WHEREOF the said Vendor has hereto put his L.T.I. and executed this Deed on the day, month and year first above written after understanding fully the contents of this Deed.



Samar Nath Roy
By the pen of - Anupam Roy

Samar Nath Roy



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Registrar U/S 7 (2)
of Registration Act
1956 Madhya Pradesh

28 JUN 2019

SCHEDULE OF LAND HEREBY TRANSFERRED

District- Paschim Medinipur, Police Station, Municipality, Pargana, Sub - Registry Office - Midnapore, Municipal , Ward no. 02, Holding no. 22 (New) 474 (old), Mouza- Kuikota, J.L. No. 169, R.S. Khatian no. 108, L.R. Khatian no. 1044.

R.S. Plot No. - 203 (P)

L.R. Plot No. - 365 (Three Hundred Sixty Five)

Vacant Bastu Land which is shown in map demarcated by red wash Area 3258.29 Sqft. or 0.0748 Acres.

Butted and Bounded by :-

North :- Smt. Swapna Mukharjee

South :- 17ft. Metal Road

East :- 17ft. Metal Road

West :- Debabrata Murmu

3258.29 Sqft. or 0.0748 Acres or 7.48 dec.

Annual proportionate Rent payable to the B.L. & L.R.O., Sadar, Midnapur on behalf of Govt. of W.B.

Witness :-

1. Anupom Roy
S/O:- Sri Samar Nath Roy.
Ashutosh Nagar.
Kuikota.
P.O+P.S.- Midnapur.
Dist- Paschim Medinipur.

2. Smt. Kanta Roy
w/o:- Sri Samar Nath Roy.
Ashutosh Nagar.
Kuikota.
P.O+P.S.- Midnapur.
Dist- Paschim Medinipur.

Samar Nath Roy
By the pen of - Anupom Roy

Anupom Roy



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Registrar US 7 (2)
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3. Dipika Pradhan,
W/o L Manta Pradhan,
vi-Golapiekak,
PO - V. S. U.
PS - Midnapur,
Di - Paschim Midnapur.

4. Anupom Roy.
C/o Samar Nath Roy.
Ashutosh Nagar, (Minkota)
Paschim Medinipur.



Drafted by :-
Swadesh Kumar Mandal
Advocate

Advocate

Judges' Court, Midnapur
Regd. No. - WB/1330/81

Typed by :-

This deed is completed in 09 pages including 01 stamp paper and there are 4(Four) witnesses and one extra page is annexed which contents both hand finger prints of the Vendor & Vendees, which will be treated as part of this deed.

Samar Nath Roy.
By the pen of - Anupom Roy

Samar Nath Roy.
By the pen of - Anupom Roy





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Registrar U/S 7 (2)
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MEMO OF CONSIDERATION

Received a sum of Rs.70,00,000/- (Rupees Seventy lakh) only from within named Purchaser as full and final payment in the following manner :

| <u>Cheque No.</u> | <u>dated</u> | <u>Bank</u> | <u>Amount (Rs.)</u> |
|-------------------|--------------|-------------------------|---------------------|
| 360050 | 27/05/2019 | UBI Sepaibazar | 12,00,000/- |
| 360052 | 28/06/2019 | UBI Sepaibazar | 20,00,000/- |
| 022679 | 28/06/2019 | AXIS Bank Raja Bazar | 38,00,000/- |

TOTAL - 70,00,000/-

Rupees Seventy lakh only.

WITNESSES :

1. Anupom Roy
s/o:- Sri samar Nath Roy
Ashutosh Nagar
Kulikota,
P.O.+S- Midnapur.
Dist- Paschim Medinipur.

2. Nirupom Roy.
C/o samar Nath Roy
Ashutosh Nagar, (Kulikota)
Paschim Medinipur.

Samar Nath Roy.
By the pen of - Anupom Roy

Signature of the Vendor



Samar Nath Roy.
By the pen of - Anupom Roy





Regisrme 11/5 7 (2)
of Registration Act
1956 Paschim Medinipur

28 JUN 2019

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine
Subrata Patra.

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine
Gaurav Kumar Singh

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine
Samar Nath Roy
By the pen of- *Anupom Roy*





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of the Statute Act
1908 Paschim Medinipur

28 JUN 2019



Subrata Patra





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1908 Paschim Medinipur

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**MOUZA - KUIKOTA, J.L. - 169, P.S.- MIDNAPORE
DIST. - PASCHIM MEDINIPUR**

NAME OF VENDEE

**NIRMAAN HEIGHTS, OF ASHUTOSH NAGAR, KUIKOTA,
P.O. & P.S.- MIDNAPORE, DIST. - PASCHIM MEDINIPUR.**

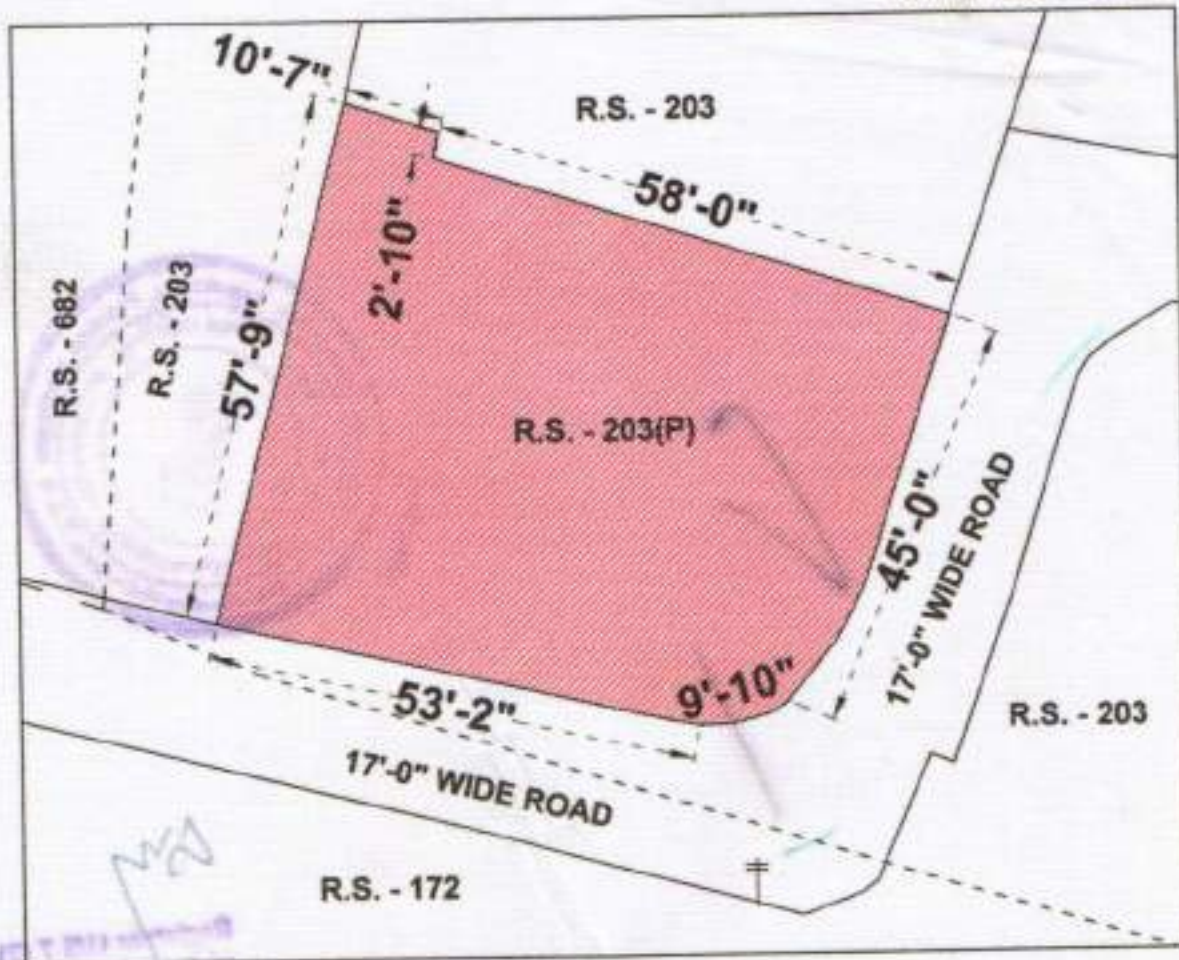
PARTNERS :-

- 1) SRI SUBRATA PATRA S/O LATE SRIMANTA PATRA
- 2) SRI GOUTAM KUMAR GHOSH S/O LATE GOUR GOPAL GHOSH



SOLD LAND SHOWN THUS -

SCALE: 256" = 1MILE



LAND SCHEDULE

| R.S. PLOT NO. | L.R. PLOT NO. | AREA IN | |
|---------------|---------------|---------|--------|
| | | SFT. | ACRES |
| 203(P) | 365 | 3258.29 | 0.0748 |

DRAWN BY

DDAS

D. DAS
(SURVEYOR)

Samas Nath Roy,
By the pen of - Anupom Roy



**MOUZA - KUIKOTA, J.L. - 169, P.S. - MIDNAPORE
DIST. - PASCHIM MEDINIPUR**

NAME OF VENDEE

**NIRMAAN HEIGHTS, OF ASHUTOSH NAGAR, KUIKOTA,
P.O. & P.S. - MIDNAPORE, DIST. - PASCHIM MEDINIPUR.**

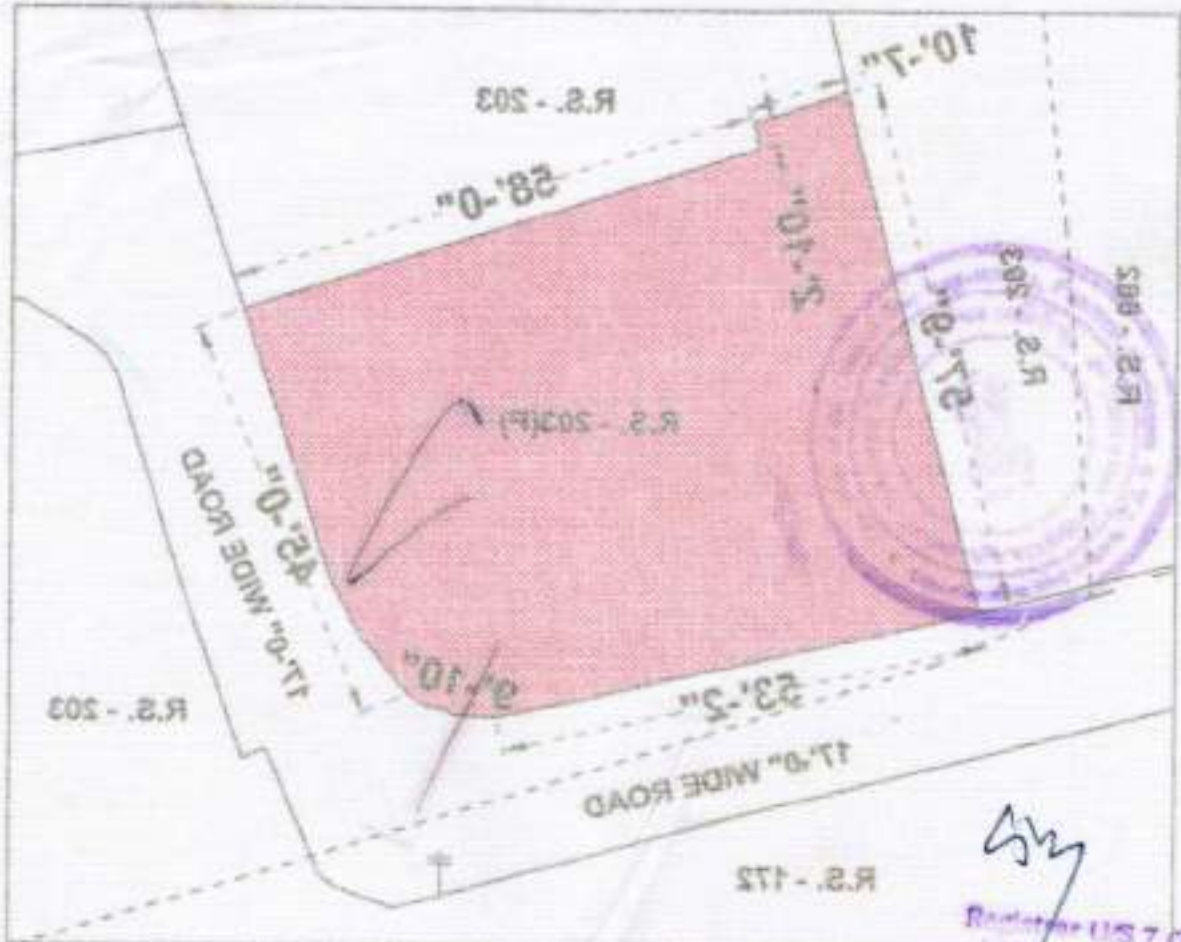
PARTNERS :-

- 1) SRI SUBRATA PATRA S/O LATE SRIMANTA PATRA
- 2) SRI GOUTAM KUMAR GHOSH S/O LATE GOUR GOPAL GHOSH



SOLD LAND SHOWN THUS -

SCALE: 1" = 1 MILE



LAND SCHEDULE

| AREA IN | | L.R. PLOT NO. | R.S. PLOT NO. |
|---------|--------|---------------|---------------|
| SFT. | ACRES | | |
| 3288.29 | 0.0748 | 282 | 203(P) |

DRAWN BY

**D. DAS
(SURVEYOR)**

Registered under Act
 of 1908
 1908 Panchayat Act
 1908

28 JUN 2019

By the order of - [Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA PATRA
SHRIMANTA PATRA
07/05/1974
Permanent Account Number
AJOPP6310P



Subrata Patra
Signature

Subrata Patra.

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने या कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Subrata Patra.

Handwritten text and faint stamps at the top of the page, including a date stamp that appears to read "AUG 23 2019".



Handwritten signature or initials in black ink, written over the stamp area.

Registrar US 7 (2)
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कार्ड सेवा संख्या / PERMANENT ACCOUNT NUMBER

ADDPG2491F



नाम / NAME

GOUTAM KUMAR GHOSH

पिता का नाम / FATHER'S NAME

GOUR GOPAL GHOSH

जन्म तिथि / DATE OF BIRTH

07-02-1956

हस्ताक्षर / SIGNATURE

Goutam Kumar Ghosh

K. Das

अधीक्षक आयकर, प.सं.-11

COMMISSIONER OF INCOME TAX, W.B. - II

Goutam Kumar Ghosh

इस कार्ड के खो / गिरा जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / सूचना देना है

सहायक आयकर आयुक्त,

पी-7,

चौराहे बस्तर,

कलकत्ता - 700 066.

In case this card is lost/ found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income Tax,

P-7,

Chowringhee Square,

Calcutta- 700 066.

Goutam Kumar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMAR NATH ROY

RAJANI KANTA ROY

23/01/1936

Permanent Account Number
BFBPR5407M

Samar Nath Roy.
Signature



Samar Nath Roy.
By the pen of Anupom Roy





*Some more info
for the form of registration*

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Registrar U/S 7 (2)
of Registration Act
1906 Paschim Medinipur
28 JUN 2019



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

| | | | |
|--|--|---------------------|------------|
| Visit Commission Case No / Year | 1001000254/2019 | Date of Application | 28/06/2019 |
| Query No / Year | 10011000146981/2019 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Mr Subrata Patra | | |
| Stampduty Payable | Rs.4,20,020/- | | |
| Registration Fees Payable | Rs.70,046/- | | |
| Applicant Name of the Visit Commission | Mr Debabrata Pramanik | | |
| Applicant Address | Abash Medinipur | | |
| Place of Commission | kukota Medinipur | | |
| Expected Date and Time of Commission | 28/06/2019 7:00 PM | | |
| Fee Details | J1: 250/-, J2: 200/-, PTA-J(2): 60/-, Total Fees Paid: 510/- | | |
| Remarks | | | |



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE, District Name :Paschim Midnapore
Signature / LTI Sheet of Query No/Year 10011000146981/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-------------------|--|---|--|
| 1 | Mr Samar Nath Roy Ashutosh Nagar Kuikota, P.O:- Midnapur, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN - 721101 | Seller |  |  | <i>Samar Nath Roy, By the party - Anupam Roy, 28.6.2019.</i> |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Anupam Roy Son of Mr Samar Nath Roy Ashutosh Nagar Kuikota, P.O:- Midnapur, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN - 721101 | Mr Samar Nath Roy |  |  | <i>Anupam Roy, 28.6.2019.</i> |

(Kripasindhu Ray)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
PASCIM MIDNAPORE
Paschim Midnapore, West
Bengal



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Registrar U/S 7 (2)
of Registration Act
1906 Mascham hiedinper

28 JUN 2019



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1058/10418/03910

To
অনুপম রায়
Anupom Roy
KulotaASHUTOSHINAGAR
Midnapore
Midnapore West Midnapore
West Bengal 721101

10/11/2012



MN182027827DF



আপনার আধার সংখ্যা/ Your Aadhear No. :

6048 2003 3455

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অনুপম রায়
Anupom Roy
পিতা : সমর নথ রায়
Father : SAMAR NATH RAY
জন্ম বর্ষ / Year of Birth : 1968
পুরুষ / Male

6048 2003 3455



আধার - সাধারণ মানুষের অধিকার

Anupom Roy



তথ্য

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

INFORMATION

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



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

[Handwritten signature]

18002782



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কুইকোটাআশুতোষনগর, মেদিনীপুর
(এম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

Address:
KulkotaASHUTOSH NAGAR,
Midnapore, Midnapore, West
Midnapore, West Bengal,
721101

6/28/19
Registrar U/S 7(2)
of Registration Act
1908 Paschim Medinipur

28 JUN 2019



1902
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Anupom Roy

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

GRN: 19-201920-003328004-1

Payment Mode

Online Payment

GRN Date: 28/06/2019 20:57:45

Bank : AXIS Bank

BRN : 11854750

BRN Date: 28/06/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 10011000146981/5/2019

[Query No./Query Year]

Name : Subrata Patra

Contact No. :

Mobile No. : +91 9434006195

E-mail : subratapatra.mid@gmail.com

Address : Ashutosh Nagar Kuikota

Applicant Name : Mr Subrata Patra

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 10011000146981/5/2019 | Property Registration- Stamp duty | 0030-02-103-003-02 | 415020 |
| 2 | 10011000146981/5/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 70046 |
| 3 | 10011000146981/5/2019 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 1122 |

Total

486188

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

Payment Vouched

Directorate of Registration & Stamp Revenue
e-Channel

Payment Mode: Cash Payment
Bank: Kot Bank
Bank Name: Kot Bank

15 Jul 2019 10:55:19 AM



Handwritten signature and date: 28/06/19

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

28 JUN 2019

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1001-04114/2019 | Date of Registration | 03/07/2019 |
| Query No / Year | 1001-1000146981/2019 | Office where deed is registered | |
| Query Date | 26/06/2019 5:44:58 PM | D.S.R. - I PASCIM MIDNAPORE, District Paschim Midnapore | |
| Applicant Name, Address & Other Details | Subrata Patra Ashutosh Nagar Kuikota, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9434006195, Status - Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 70,00,000/- | Rs. 70,00,000/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 4,20,020/- (Article:23) | Rs. 70,046/- (Article:A(1), E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Kuikota Municipal Road, Mouza: Kuikota, Ward No: 2, Holding No:22 JI No: 169, Pin Code : 721101

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------|-------------------------|-----------------------|---|
| L1 | LR-365 | LR-1044 | Vastu Vastu | 7.48 Dec | 70,00,000/- | 70,00,000/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 7.48Dec | 70,00,000 /- | 70,00,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | Details |
|-------|--|---------|
| 1. | Mr Samar Nath Roy (Presentant) Son of Late Rajani Kanta Roy Ashutosh Nagar Kuikota, P.O.- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: BFBPR6407M, Status :Individual, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Pvt. Residence | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Nirmaan Heights Ashutosh Nagar Kuikota, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, PAN No.:: AAPFN0109C, Status :Organization, Status : Not Executed |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri Subrata Patra Son of Late Srimanta Patra Ashutosh Nagar Kuikota, P.O:- Medinipur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJOPP6310P Status : Representative, Representative of : Nirmaan Heights (as Partner) |
| 2 | Shri Goutam Kumar Ghosh Son of Late Gour Gopal Ghosh Pragati Complex Kshudiram Nagar, P.O:- Medinipur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADDPG2491F Status : Representative, Representative of : Nirmaan Heights (as Partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr Anupam Roy Son of Mr Samar Nath Roy Ashutosh Nagar Kuikota, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 | | | |

Identifier Of Mr Samar Nath Roy

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | Mr Samar Nath Roy | Nirmaan Heights-7.48 Dec |

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Kuikota Municipal Road, Mouza: Kuikota, Ward No: 2, Holding No:22 Ji No: 169, Pin Code : 721101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 365, LR Khatian No:- 1044 | Owner:সমর নাথ রায়, Gurdian:রজনী , Address:নিজ , Classification:বাড়ি, Area 0.07480000 Acre, | Mr Samar Nath Roy |

On 26-06-2019

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 70,00,000/-

Kripasindhu Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

On 28-06-2019

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

Presented for registration at 18:00 hrs on 28-06-2019, at the Private residence by Mr Samar Nath Roy ,Execulant

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

Execution is admitted on 28/06/2019 by Mr Samar Nath Roy, Son of Late Rajani Kanta Roy, Ashutosh Nagar Kuikota, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Retired Person

Indetified by Mr Anupam Roy, . , Son of Mr Samar Nath Roy, Ashutosh Nagar Kuikota, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Kripasindhu Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

On 03-07-2019

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 70,046/- (A(1) = Rs 70,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2019 12:00AM with Govt. Ref. No: 192019200033280041 on 28-06-2019, Amount Rs: 70,046/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 11854750 on 28-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,20,020/- and Stamp Duty paid by Stamp Rs. 5,000/-, by online = Rs 4,15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5489, Amount: Rs.5,000/-, Date of Purchase: 26/06/2019, Vendor name: Satya Charan Ghosh

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 28/06/2019 12:00AM with Govt. Ref. No: 192019200033280041 on 28-06-2019, Amount Rs. 4,15,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 11854750 on 28-06-2019, Head of Account 0030-02-103-003-02



Kripasindhu Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 100104114 for the year 2019.



Digitally signed by KRIPASINDHU RAY
Date: 2019.07.17 12:40:04 +05:30
Reason: Digital Signing of Deed.

Kripasindhu Ray
(Kripasindhu Ray) 7/17/2019 12:39:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)