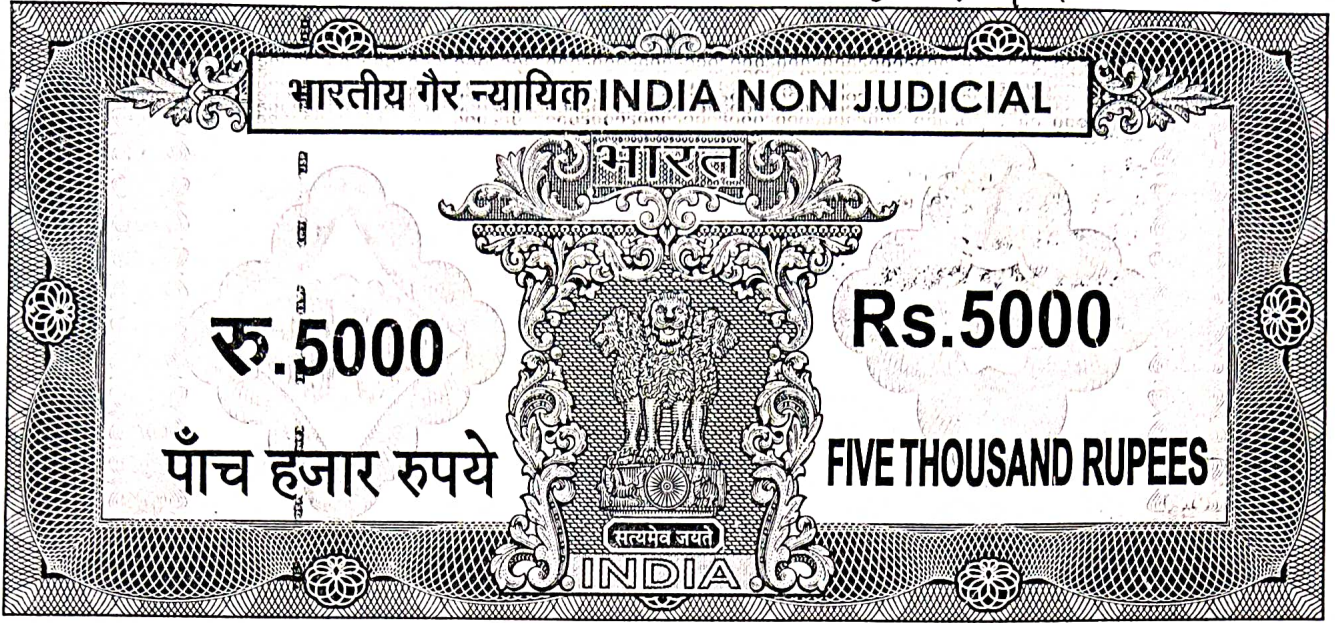


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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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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

06 DEC 2021

GRN: 19-202122-012549330-2

Query No.2002498699/2021

Market Value Rs. 65,02,264/-

DEED OF SALE OF Rs. 60,00,000/-

Area of land sold is : 7 cottahs along

with single storied pucca building

situated in Mouza Asansol,

J.L. 35, P.S. Asansol.

THIS DEED OF SALE made on this the 03rd day of

December in the year 2021 by :

(2)

1. **SRI ARUP KUMAR DE Alias ARUP KUMAR DEY (PAN: ACRPD8306R)**, S/o Late Nikhil Nath De Alias Nikhil Nath Dey, by faith Hindu, citizenship Indian, resident of : Bibhutibhusan Sarani, Durgapur, P.O. City Centre, Pin 713216, P.S. Durgapur, Dist. Paschim Bardhaman,
2. **SMT. SIPRA DEY (PAN: CQCPD1731P)**, W/o Late Tapas Dey and D/o Late Sudhir Kumar Roy, 3. **SRI JAYDEEP DEY (PAN: CLDPD7997K)**, S/o Late Tapas Dey, both by faith Hindu, citizenship Indian, residents of : 1 No mohishila Colony Near Sitala Kali Mandir, Asansol, P.O. Asansol, Pin 713303, P.S. Asansol (S), Dist. Paschim Bardhaman AND
4. **SMT. GITA CHAKRABORTY (PAN: ACCPC4652N)**, W/o Late Pratap Chakraborty and D/o Late Nikhil Nath Dey, by faith Hindu, citizenship Indian, resident of : Matrika Apartment, Flat No. 1A, 35 Kalighat Road, P.S Bhawanipore, Kolkata-70025 hereinafter jointly and severally called the **'VENDORS'** (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

Contd. Page 3

(3)

IN FAVOUR OF

SRI GANESH SINGH (PAN: APVPS2352H), S/o Sri Mahendra Prasad Singh, by faith Hindu, citizenship Indian, resident of: Sumath Pally, Rash Danga Asansol, P.O. Asansol-713301, P.S. Asansol (S), Chowki & A.D.S.R. Office Asansol, Dist. Paschim Bardhaman 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;

WHEREAS the Vendor No. 1 Sri Arup Kumar Dey , Vendor No. 2 Smt. Sipra Dey, Vendor No. 4 Smt. Gita Chakraborty and Tridib Dey (since deceased) jointly acquired the land measuring 7 (seven) cottahs being L.O.P. No. 354 situate in Mouza Asansol, P.S. Asansol Dist. Burdwan from the Governor of the State of West Bengal at R.R.&R. Department Government of West Bengal by a Deed of Gift dated 09/02/97 being Deed No. 85 of Book No. 1, page No. 76 to 79 for the year 1997 before the office of the Addl. Dist. Registrar of Burdwan at Asansol on various terms and conditions and become lawful and rightful owner of the said land in equal 1/4th share each which is morefully mentioned in the schedule below.

AND WHEREAS while owning and possessing the said land the above named person erected a single storied building in a portion of the said land and the said property mentioned in the schedule below.

(4)

AND WHEREAS while owning and possessing his share of the said property aforesaid Tridib Dey died issueless condition (his wife also died after him) leaving his one brother Arup Kumar Dey (i.e. the Vendor No. 1), one Sister Smt. Gita Chakraborty (i.e. the Vendor No. 4), one sister-in-law Smt. Sipra Dey (wife of deceased brother Tapas Dey) (i.e. the Vendor No. 2) and one nephew Sri Jaydeep Dey (son of deceased brother Tapas Dey) (i.e. the Vendor No. 3) as his only legal heirs and successors who inherited the said property left by deceased Tridib Dey under the provisions of Hindu Succession Act.

AND WHEREAS in the above circumstances the Vendors have become joint owners of the said property and while owning and possessing the said property have been duly and correctly recorded in the name of the Vendor No.1 under L.R. Khatian No. 4602, -in the name of the Vendor No.4 under L.R. Khatian No. 4604 and in the name of the Vendor No.2 under L.R. Khatian No. 4603 with the consent of her son (i.e. the Vendor No. 3) who is co-owner of the said property under the law;

AND WHEREAS in the above circumstances the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property which are free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendors being in urgent need of money to meet their legal requirements and expenses declared and expressed their intention to sell and transfer the schedule mentioned property;

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(5)

AND WHEREAS the Purchaser having come to know of such declaration and intention of the Vendors proposed and offered to purchase the schedule mentioned property;

AND WHEREAS after mutual discussion between the parties total value of the schedule mentioned property has been settled and fixed at Rs. 60,00,000/- (Rupees sixty lakh) only;

AND WHEREAS the Vendors considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchaser at and for the said total price of Rs. 60,00,000/- (Rupees sixty lakh) only on the terms mentioned hereinbelow;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

 That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs. 60,00,000/- (Rupees sixty lakh) only paid by the Purchaser to the Vendors as per memo of consideration written at the foot of this Deed (the receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said property the Vendors doth hereby grant, convey, sell and transfer unto and

(6)

to the use of the said Purchaser all that property 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 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 Vendors for themselves their heirs, successors, and legal representatives 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 and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendors have not in any way encumbered the said property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for them

Contd. Page 7

(7)

AND THAT the said Vendors 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 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 is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal 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.

It is hereby further declared by the Vendors 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 as also in the records & registers of Asansol Municipal Corporation or any other authority and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

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(8)

SCHEDULE OF THE PROPERTY REFERRED TO :

In the District of Paschim Bardhaman, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry Office Asansol, within Mouza Asansol , J.L. No. 35, under Asansol Municipal Corporation all that 'Bastu' class of land measuring 7 (seven) cottahs being L.O.P. No. 354 comprised in C.S. Plot No.318 (P) corresponding to R.S. Plot No. 1199 (one thousand one hundred ninety nine) appertaining to L.R. Plot No. 1413 (one thousand four hundred thirteen) under L.R. Khatian No. 4602, 4603 and 4604 along with a single storied pucca building (the structure is 40 years old) measuring covered area 1049 (one thousand forty nine) sft. with all fittings, fixtures along with all easement rights attached thereto.

Being Holding No.21/3, M. Colony B/2, Ward No. 19/42 of Asansol Municipal Corporation.

The said property hereby sold is more specifically delineated in the sketch map hereto annexed and thereon shown in Red border which shall form part of this Deed.

Butted and bounded by :

On the North : L.O.P. No. 353.

On the South : House of P. Mukherjee on L.O.P. No. 355

On the East : Property of Sen Babu on L.O.P. No. 356

On the West : 30 feet wide Road.

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(9)

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. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111291333769973 dated 29/11/2021.
 2. Rs. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111291333770255 dated 29/11/2021.
 3. Rs. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111291333770387 dated 29/11/2021.
 4. Rs. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111301334833531 dated 30/11/2021
 5. Rs. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111301334834007 dated 30/11/2021.
 6. Rs. 9,90,000/- (Rupees nine lakh ninety thousand) only paid through rtgs being UTR No. BARB202111301334834557 dated 30/11/2021.
- Rs. 60,000/- (Rupees sixty thousand) only as a TDS amount for this transaction will paid by the Purchaser in favour of Vendors.

Total Rs. 60,00,000/- (Rupees sixty lakh) only paid by the Purchaser to the Vendors.

Contd. Page 10

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

Witnesses :

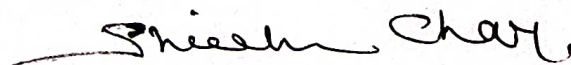
1. Anajit Bose.
S/o late Adhiresk Bose.
of F.No Mohishila colony.
Asansol-3
P.S. Asansol

2. Shubra De.
S/o Anup Kumar De.
44, Bibhutibhusan Sarani,
City Center
Durgapur - 713216.

1. Anup Kumar De.
2. Sipra De.
3. Jagdeep De.
4. Gula Chakraborty.

Signature of the Vendors

Prepared by me as per instruction of the Vendors and read over and explained to the Vendors 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
GRIPS eChallan

GRN Details

GRN: 192021220125493302
GRN Date: 01/12/2021 13:40:37
BRN : M867046
Payment Status: Successful

Payment Mode: Counter Payment
Bank/Gateway: Punjab National Bank
BRN Date: 01/12/2021 00:12:00
Payment Ref. No: 2002498699/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GANESH SINGH
Address: ASANSOL
Mobile: 9434998046
Depositor Status: Buyer/Claimants
Query No: 2002498699
Applicant's Name: Mrs Shikha Char
Identification No: 2002498699/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002498699/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	255101
2	2002498699/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	65030
			Total	320131

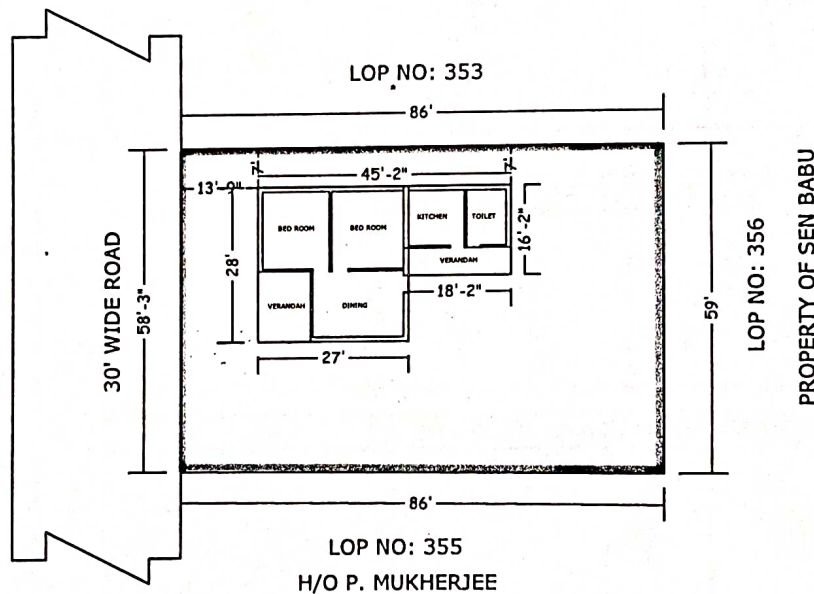
. IN WORDS: THREE LAKH TWENTY THOUSAND ONE HUNDRED THIRTY ONE ONLY.

SITE PLAN SHOWING OF EXISTING BUILDING & VACANT LAND AREA
 ON R.S. PLOT NO.: 1199; L.R. PLOT NO: 1413, LOP. NO: 354, MOUZA : ASANSOL ;J.L. NO.:35; P.S. : ASANSOL,
 DIST.: PASCHIM BARDHAMAN.

PURCHASER: GANESH SINGH, S/O SRI. MAHENDRA PRASAD SINGH,
 RESIDENT OF SUMATHPALLY, RASDANGA, P.O.: ASANSOL-1,
 DIST: PASCHIM BARDHAMAN.

SELLER: 1. GITA CHAKRABORTY, W/O LT. PRATAP CHAKRABORTY,
 2. SIPRA DEY, W/O. LT. TAPAS DEY,
 3. ARUP KUMAR DE, @ ARUP KUMAR DEY, S/O LT. NIKHIL NATH DE, @ LT. NIKHIL NATH DEY,
 4. JAYDEEP DEYS/O TAPAS DEY

PARTICULARS	AREA	AREA
COVERED AREA	1049 SQ.FT.	1 K 7 CH 14 SFT.
VACANT LAND AREA	3991 SQ.FT.	5 K 8 CH 31 SFT.
TOTAL LAND AREA	5040 SQ.FT.	7 K.



1. Arup Kumar de @ Arup Kumar dey.
2. 1 Sipra Dey
3. Jaydeep dey

SITE PLAN

SCALE : 1" = 32'-0"

VENDORS SIGNATURE:	DRAWN BY:
4. Gita Chakraborty	Shyamal Kumar Maji Land Surveyor Vill.-Konja, P.O.-Panuraya Dist.-Paschim Bardhaman (W.B.) Reg. No. - 11560



Ganesht Singh

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



Anup Kumar @ Anup Kumar Dey

Anup Kumar @ Anup Kumar Dey	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Sipra Dey

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



Tardeep Dey

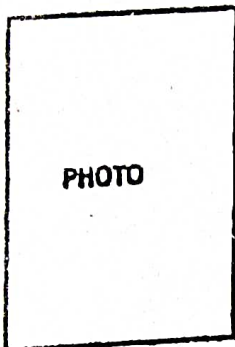
Tardeep Dey	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Gula Chakrabarty

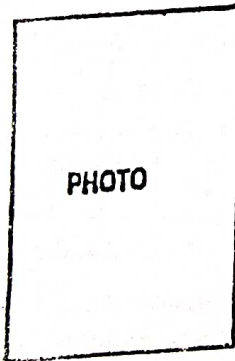
Gula Chakrabarty

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



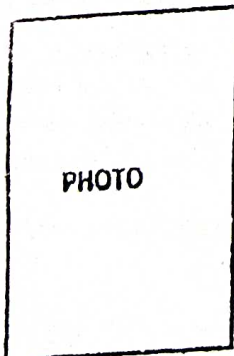
PHOTO

	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					



PHOTO

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