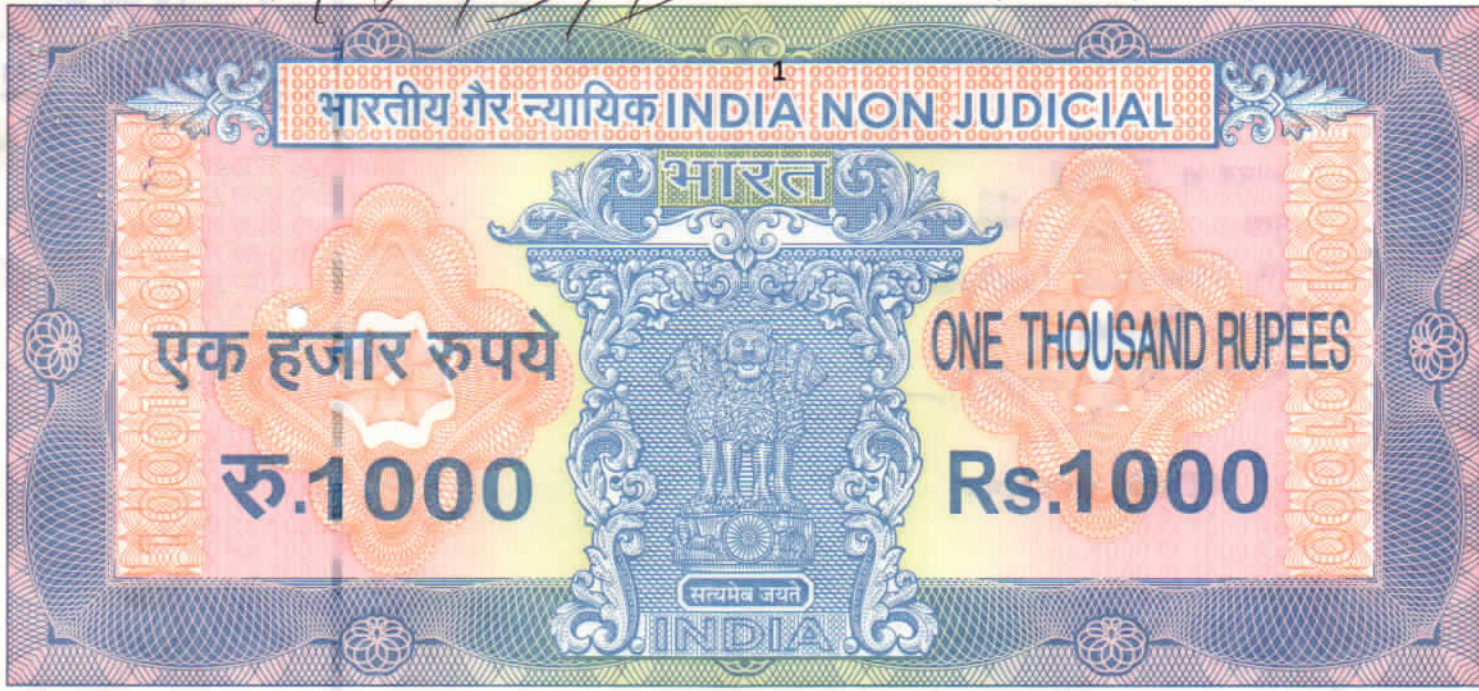


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 875095

2300
4/12/19

S-D-10004

Amradha Roy
Sowandey
Nepachey
Soma Chenguly

GRN :- 19-201920-009915744-2

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

DEED OF SALE OF Rs. 19,00,000 /-

ASSESSED MARKET VALUE OF Rs. 19,00,000 /-

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

e-QUERY NO.- 0205 000 1748303 / 2019

10 DEC 2019

THIS DEED OF SALE is made on this the 04th day of

DECEMBER in the year 2019, By :-

19 NOV 2019

L No 1 of 2020-01

ক্রমিক নং 2338
মূল্য- 1000/- তারিখ 21/11/19
নাম- Universal Constructions Company
ঠিকানা- Asansol
ভাণ্ডার শ্রী- প্রসঙ্গা ঘন্টা



ঘণ্টাগলি, আসানসোল

PRASANTA GHANTY
Asansol Town Stamp Vendor
Licence No.-1 of 2000-01

Anuradha Roy



2681

Anuradha Roy



2684

Some Ganguly



2682

Soumalya

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



2683

Ajit Rai

04 DEC 2019

Anuradha Roy
Sourav Roy
Tapash Roy
Soma Ganguly

1. **SMT. ANURADHA ROY**, (AADHAR - 772111325519), (PAN - AVPPR1761D), wife of Late Sunit Roy, by faith - Hindu, Citizenship - Indian, by occupation - Housewife, resident of - B/28 Ispatpally, Bidhannagar, Durgapur, P.O.- Durgapur, P.S.- Bidhannagar, District - Paschim Bardhaman, PIN - 713212, West Bengal, India;

2. **SHRI SOURAV ROY**, (AADHAR - 597750731984), (PAN - AJWPR8474Q), son of Late Sunit Roy, by faith - Hindu, Citizenship - Indian, by occupation - Business, resident of - B/28 Ispatpally, Bidhannagar, Durgapur, P.O.- Durgapur, P.S.- Bidhannagar, District - Paschim Bardhaman, PIN - 713212, West Bengal, India;

3. **SHRI TAPASH ROY**, (AADHAR - 835393194890), (PAN - AGRPR5826Q), son of Late Sunit Roy alias Sunit Kumar Roy, by faith - Hindu, Citizenship - Indian, by occupation - Business, resident of - B/28 Ispatpally, Bidhannagar, Durgapur, P.O.- Durgapur, P.S.- Bidhannagar, District - Paschim Bardhaman, PIN - 713212, West Bengal, India;

4. **SMT. SOMA GANGULY**, (AADHAR - 338359380606), (PAN - ASHPG6943P), daughter of Late Sunit Roy, wife of Uddalak Ganguly, by faith - Hindu, Citizenship - Indian, by occupation - Housewife, resident of - B/28 Ispatpally, Sector 2A, Bidhannagar, Durgapur, P.O.- Durgapur, P.S.- Bidhannagar, District - Paschim Bardhaman, PIN - 713212, West Bengal, India; hereinafter jointly & severally called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the context be deemed to include each of their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

Anuradha Roy
 Sowmya Roy
 Jagadish Roy
 Soma Ganguly

IN FAVOUR OF:-

'UNIVERSAL CONSTRUCTION CO.' (PAN NO.- AADFU9050F), a Partnership Firm within the meaning of Indian Partnership Act, 1932 (amended up to date) AND having its registered office at 'C/O Kabita Enterprise, S.B. Gorai Road, Near Ram Sayer Maidan, P.O.- Asansol, Pin - 713301, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, represented by one of its Partner **MR. AMIT KUMAR RAI** (PAN NO. ARUPR1718F), (AADHAR - 710569241917), S/o Shri Kailash Rai resident of - 3/F-03, 3rd Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India,; hereinafter called the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include each of its successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sunit Roy alias Sunit Kumar Roy S/o Late Jagadish Chandra Roy acquired the schedule mentioned property i.e. 'Danga' class of homestead land measuring **02 (two) katha**, more or less, standing and comprised upon **L.O.P. No.- 478**, part of **C.S. Plot No.- 79 (P)** corresponding to **R.S. & L.R. Plot No.- 79/3389** under L.R. Khatian No.- 4968, 4970, 4969 & 4971 respectively of **Mouza - Mohishila**, J.L. no.- 37 (previously J.L. NO.- 25), Police Station- Asansol (South), Dist.- Paschim Bardhaman as a displaced person from erstwhile East Pakistan (now Bangladesh) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on **08.12.1993** which stands registered as **Deed No.- 179 for the year 1993** in the office of the Additional Dist. Sub Registry office, Asansol.

Anuradha Roy
Sourav Roy
Tapash Roy
Soma Ganguly

AND WHEREAS the aforesaid Sunit Roy alias Sunit Kumar Roy S/o Late Jagadish Chandra Roy expired at E.S.I. Hospital Durgapur on 15.02.2010 as is recorded in the Certificate of Death bearing **Registration No.- 368/2010** issued by Durgapur Municipal Corporation on 15.03.2010.

AND WHEREAS the aforesaid Sunit Roy alias Sunit Kumar Roy S/o Late Jagadish Chandra Roy expired leaving behind him his widow namely Smtya Anuradha Roy (i.e. Vendor No.-01 of this Instant Deed of Sale), two (02) sons namely Shri Sourav Roy & Tapash Roy (i.e. Vendor No.- 02 & 03 respectively of this Instant Deed of Sale), & one (01) daughter namely Smt. Soma Ganguly (i.e. Vendor No.- 04 of this Instant Deed of Sale), as his only legal heirs and successors, & none else, who jointly inherited the property of Late Sunit Roy alias Sunit Kumar Roy S/o Late Jagadish Chandra Roy in 1/4th shares each in accordance to the provisions of Hindu Succession Act, 1956.

AND WHEREAS the aforesaid Smtya Anuradha Roy, Shri Sourav Roy, Tapash Roy & Smt. Soma Ganguly became jointly owners of the schedule property in accordance to the provisions of Hindu Succession Act, 1956.

AND WHEREAS the aforesaid Smtya Anuradha Roy, Shri Sourav Roy, Tapash Roy & Smt. Soma Ganguly while possessing the below mentioned schedule property mutated their names in the L.R. Record of Rights at S.D.L. & L.R.O, E.P.-1, Asansol vide L.R. Khatain No.- 4968, 4970, 4969 & 4971 respectively of **Mouza - Mohishila**, J.L. no.- 37 (previously J.L. NO.- 25), Police Station- Asansol (South), Dist.- Paschim Bardhaman & has been paying Ground rent/Khajna to the Govt. of West Bengal through the Revenue Department.

Anuradha Roy
Sowndary
Napaakay
Soma Aringuly

AND WHEREAS presently the Vendor no.- 01, 02, 03, & 04 above named are lawfully owning and possessing and are otherwise sufficiently entitled to the Schedule properties as written hereunder.

AND WHEREAS the Vendors in order to raise funds for meeting their day to day legal requirements have announced to sale the properties described in the schedule written hereunder.

AND WHEREAS the Vendor no.- 01, 02, 03, & 04 above named are selling their entire share/s in the below schedule mentioned property i.e. 0.0500 each in R.S.,L.R. Plot No.- 79/3389 being in total 02 (two) of land in the below schedule mentioned property as written hereunder.

AND WHEREAS the purchaser having come to know of such intention of the Vendors proposed and offered to purchase the schedule mentioned property at a total consideration of **Rs.19,00,000/- (Rupees nineteen lakhs) only.**

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to the present 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 consideration of **Rs.19,00,000/- (Rupees nineteen lakhs) only** on the terms mentioned herein below.

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.19,00,000/- (Rupees nineteen lakhs) only** paid by the Purchaser to the Vendor (the

Anuradha Roy
 Sowmya
 Nupashya
 Soma Ganguly

receipt whereof the Vendor doth hereby admit and acknowledge) as total consideration price of the said land, the details of which is written in the Memo below, the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with right of path, passage, lights, liberties, privileges, easement 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 herself, her heirs and successors doth hereby declare and covenant with the Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the Schedule mentioned 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 Vendor has not in any way encumbered the said property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including their legal heirs, successors, legal representatives and assigns shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof without any interruptions, obstructions claim and / or demand whatsoever from or by the Vendor or any person / person lawfully / equitably claiming under or in trust for them AND THAT the said Vendor shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deeds, and/or things for further or more perfectly assuring the title of the Purchaser relating to the said property or part thereof AND THAT the said Vendor doth hereby further declare and covenant with the said

Anwaradha Roy
 Soumitra Roy
 N. Parashar
 Soma Ganguly

Purchaser that if it transpires that the schedule mentioned property hereby sold is not free from all encumbrances and/or the Vendor have no valid, perfect and marketable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including her legal heirs and successors would be bound to payback the entire consideration amount with legal charges 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 title of the Vendor in respect of the said property hereby sold to the Purchaser.

IT is further declared by the Vendors that the Purchaser with the execution & Registration of this Deed of Sale at the below mentioned Registration Office from this day & date, above mentioned, will get khas possession of the schedule mentioned property, along with construction right, and shall hold, possess, use and enjoy the said property as lawful and rightful owner thereof 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 AND shall have all transferable rights therein together with right of path, passage, lights, liberties, privileges, easement and appurtenances whatsoever attached and concerning to the said property AND which is free from any or all encumbrances, charges or mortgages.

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 – I, Asansol under the State of West Bengal or of any other Authority and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

Amrathha Roy
Soma Roy
Bapasha Roy
Soma Ganguly

: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

Within the District - Paschim Bardhaman (formerly District - Burdwan), P.S.- Asansol, **MOUZA - MOHISHILA**, J.L. no.- 37 (previously J.L. NO.- 25), 'DANGA' class of land, in total measuring 02 (TWO) katha of vacant land standing and comprised upon L.O.P. No.- 478, part of C.S. Plot No.- 79 (P) corresponding to **R.S. & L.R. Plot No.- 79/3389** appertaining to **L.R. Khatian No.- 4968, 4970, 4969 & 4971** respectively situated within **Ward No.- 86 (new)** under the local limits of Asansol Municipal Corporation, at Near Chakraborty More, Purba Para, 01 number Mohishila Colony, Asansol - 713303, along with all easements attached thereto.

The said "Schedule" property is butted & bounded by :-

On the North - By Property of Aadhir Kumar Chanda / LOP No.- 445.

On the South - By Pucca Road of 25'ft. wide

On the East - By H/O Santa Nandi & Biswanath Nandi / LOP No.- 477.

On the West - By Property of Sarita Roy & others / LOP No.- 478/1.

Thus total area of land sold by Vendor NO.- 01, 02, 03, & 04, through this Deed of Sale is **02 (TWO) KATHA** of vacant land.

Proposed land use **BASTU**.

02 (two) number of sheets containing the self-attested photo & fingerprint of all the parties concern is attached herewith & which shall form part of this Deed of Sale.

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

Anuradha Roy
Sourav Roy
Tapash Roy
Soma Ganguly

Multiple Sheets containing the Photocopy of PAN Card & Aadhar Card of all the Vendors concerned are attached herewith & which shall form part of this Deed of Sale.

02 (two) number of sheet containing the Photocopy of PAN Card of Purchaser Firm & its Representative concerned are attached herewith & which shall form part of this Deed of Sale.

::: MEMO OF CONSIDERATION :::

SL. No	Mode of Payment	Date	Bank Name, Branch Name & Cheque No/s.	Amount.(Rs)
1	CHEQUE	07.11.2019	ALLAHABAD BANK, ASANSOL Br., - 057374 to Anuradha Roy	Rs.2,50,000/-
2	CHEQUE	07.11.2019	ALLAHABAD BANK, ASANSOL Br.,-057375 to Tapash Roy	Rs.2,50,000/
3	CHEQUE	07.11.2019	ALLAHABAD BANK, ASANSOL Br.,- 057376 to Sourav Roy	Rs.2,50,000/
4	CHEQUE	07.11.2019	ALLAHABAD BANK, ASANSOL Br.,- 057377 to Soma Ganguly	Rs.2,50,000/
5.	CHEQUE	25.11.2019	ALLAHABAD BANK, ASANSOL Br., - 057388 to Anuradha Roy	Rs.2,25,000/-
6.	CHEQUE	25.11.2019	ALLAHABAD BANK, ASANSOL Br.,-057391 to Tapash Roy	Rs.2,25,000/
7.	CHEQUE	25.11.2019	ALLAHABAD BANK, ASANSOL Br.,- 057389 to Sourav Roy	Rs.2,25,000/
8.	CHEQUE	25.11.2019	ALLAHABAD BANK, ASANSOL Br.,- 057390 to Soma Ganguly	Rs.2,25,000/
TOTAL AMOUNT PAID				Rs. 19,00,000/-

Total & Full consideration amount paid by the Purchaser, for the above mentioned schedule property, to the aforesaid Vendor NO.- 01, 02, 03, & 04, respectively as per their mutual understanding & to their full satisfaction is **Rs.19,00,000/- (Rupees nineteen lakhs) only.**

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

GRN: 19-201920-009915744-2 Payment Mode Counter Payment
GRN Date: 26/11/2019 20:11:40 Bank : Allahabad Bank
BRN : 271119004201441 BRN Date: 27/11/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050001748303/9/2019

[Query No./Query Year]

Name : UNIVERSAL CONST CO
Contact No. : Mobile No. : +91 7477799840
E-mail :
Address : ASANSOL
Applicant Name : Mr Utsav Mukherjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001748303/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	113010
2	02050001748303/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	19007

In Words : Rupees One Lakh Thirty Two Thousand Seventeen only **Total** 132017

जायकर विभाग
INCOME TAX DEPARTMENT
UNIVERSAL CONSTRUCTION CO

भारत सरकार
GOVT. OF INDIA

04/04/2014
Pan/Account Number
AADFU9050F

Signature



UNIVERSAL CONSTRUCTION CO
100, ...
...

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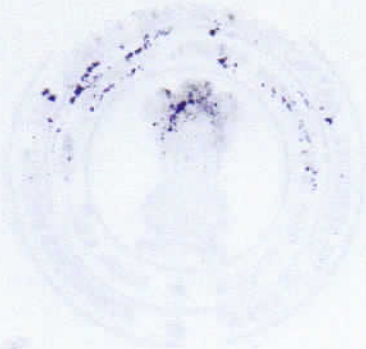
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT KUMAR RAI
KAILASH RAI

05/08/1981
Permanent Account Number
ARUPR1718F

Amit Kumar Rai
Signature



व्यक्तिगत आयकर विभाग
आयकर विभाग - दिल्ली



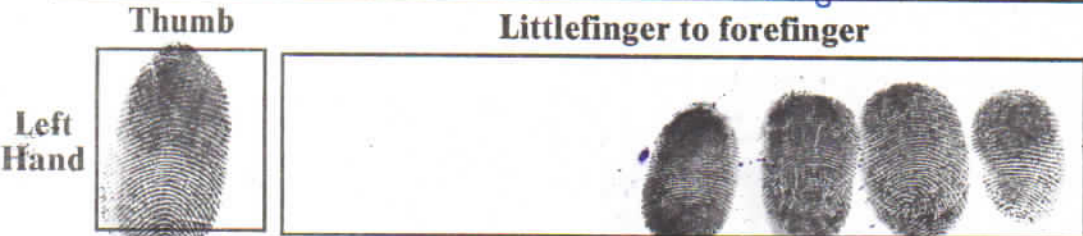
Finger Print attested by me : *Amit Kumar Rai*

Amit Kumar Rai



Finger Print attested by me : *Anuradha Roy*

Anuradha Roy



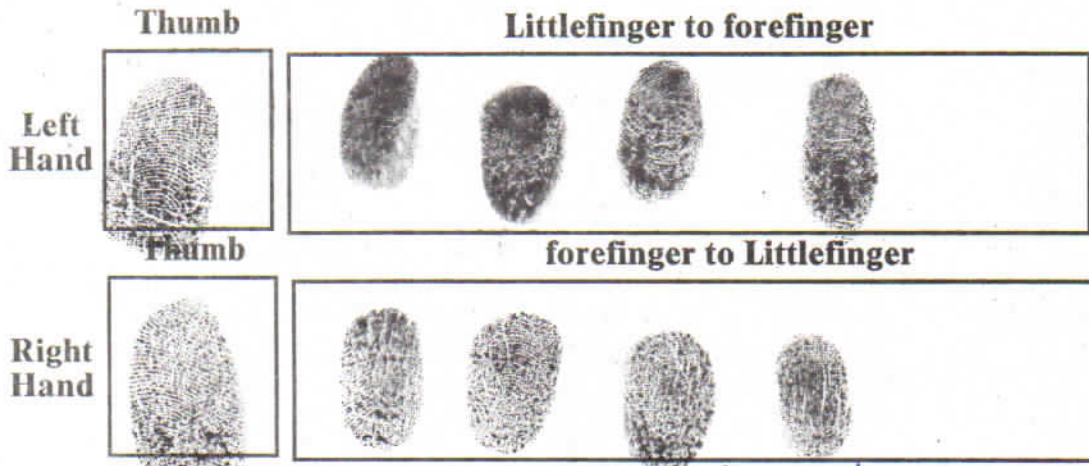
Finger Print attested by me : *Souvan Roy*

Souvan Roy



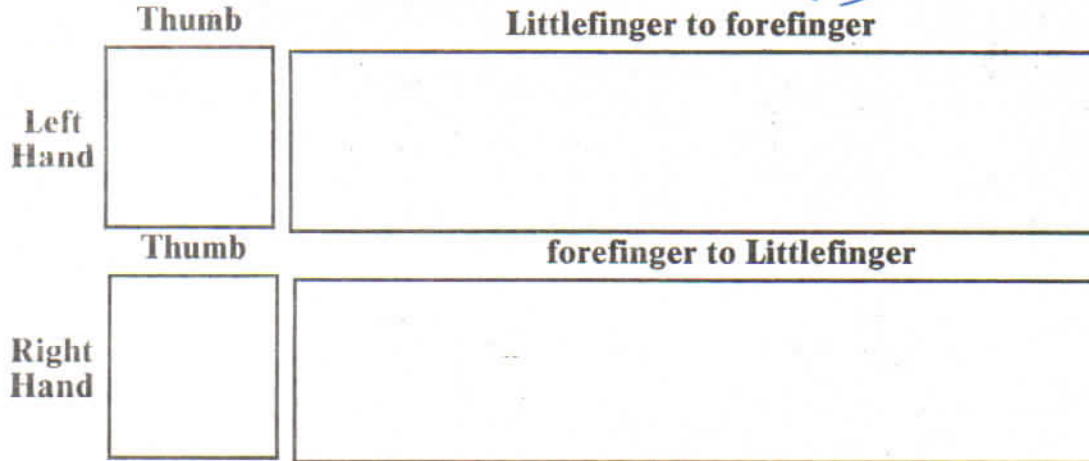
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Mapashky

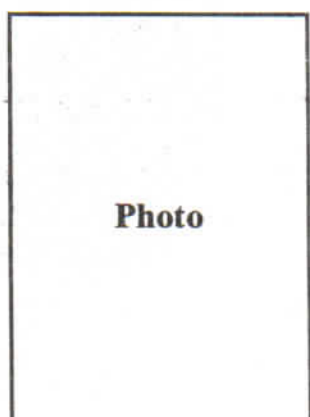
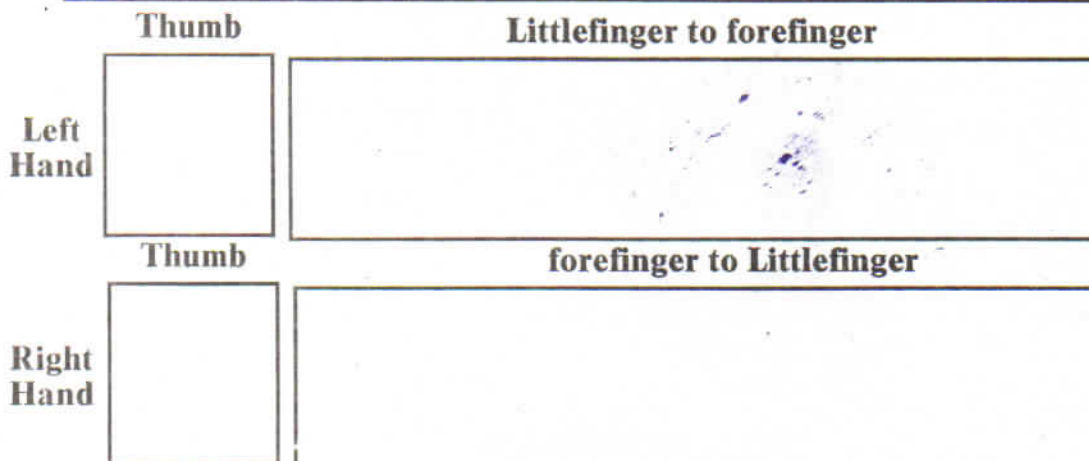


Finger Print attested by me : Soma Garguly

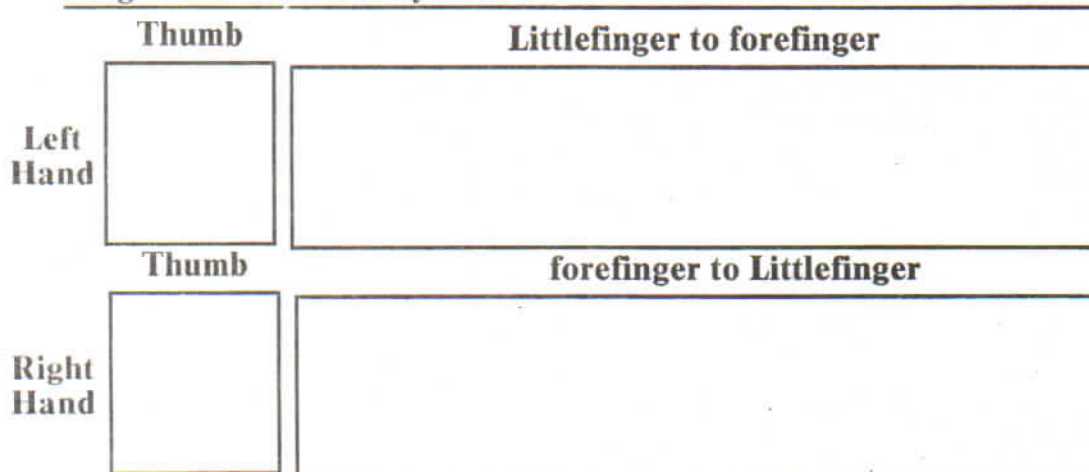
Soma Garguly



Finger Print attested by me :



Finger Print attested by me :



Finger Print attested by me :