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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 504662

E 504662

11:41
04/07/19

Certified, that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents
are part of the Document.

[Signature]
Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

04 JUL 2019

Animesh Dubaruwala
alias Animesh Kumar Dubaruwala.

Query No. 0204 - 0000984347/2019

GRN: 19 - 201920 - 003506235.-1

DEED OF SALE

DEED OF SALE :: Mouza -Amrasota,P.S.-Raniganj, Sale Value: Rs. 9,00,000/-,
Assessed Market Value : Rs. 9,42,126/-, Area 2 Katha 01 Chhattak 22 Sq.Ft.

THIS DEED OF SALE is made on this the 04th day of JULY 2019
(TWO THOUSAND NINETEEN):

-BY-

Cont....P/2

Avinash Luharuwalle
Avinash
Avinash Luharuwalle

--:2:--

SRI AVINASH LUHARUWALLA, PAN:: ABBPL1255E, alias **SRI AVINASH KUMAR LUHARUWALLA**, Son of Late Bhadarmal Luharuwalle, by faith Hindu, Nationality Indian, by Occupation Business, residence of 34/1, N.S.B.Road, Raniganj, P.O.Raniganj, P.S.& A.D.S.R.Office Raniganj, Sub- division Asansol, Dist. Paschim Bardhaman (W.B.) Pin Code 713347, herein-after called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrator, and legal representatives) of the **ONE PART**;

--: **IN FAVOUR OF** :--

SHREEJI BUILDERS AND DEVELOPERS, PAN:: ADXFS8754R, a Partnership firm having its registered Office situated at 119/A, N.S.B.Road, P.O.+P.S.Raniganj, A.D.S.R.Office Raniganj, Sub- division Asansol, Dist-Paschim Bardhaman, West Bengal, Pin No. 713347, duly represented by its Partners, 1] **SRI SATISH KUMAR BAGARIA**, Son of Sri Binod Kumar Bagaria, residence of N.S.B.Road, Raniganj, P.O.+P.S.Raniganj, A.D.S.R.Office Raniganj, Sub- division Asansol, Dist-Paschim Bardhaman, West Bengal, Pin No. 713347, 2] **SRI RAVI SHANKAR SHARMA**, Son of Late Mohan Lal Sharma, residence of HIG-3, Flat No. 6A, Greenwood Sonata, near City Center, -2, New Town, Rajarhat, P.O.+ P.S. New Town, Dist. North 24-Parganas, Kolkata, West Bengal, Pin No. 700161, 3] **SRI SANDIP KHAITAN**, Son of Sri Kailash Prasad Khaitan, residence of 94, C.R.Road, Raniganj, P.O.+ P.S.Raniganj, A.D.S.R.Office Raniganj, Sub-division Asansol, Dist-Paschim Bardhaman, West Bengal, Pin No. 713347, all by faith Hindu, Indian National, by occupation Businesses, herein-after collectively referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors in office and assigns) of the **OTHER PART**;

WHEREAS the property described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the property under Mouza Amrasota in R.S.Plot No. 1294 corresponding to L.R.Plot No. 3052 measuring an area 0.421 acre and R.S.Plot No. 1296 corresponding to L.R.Plot No. 3047 measuring an area 0.559 acre acquired by the Vendor by virtue of Regd. Deed of Gift being No. I-0204-00637 for the year 2019 of A.D.S.R.Office Raniganj, P.S.Raniganj, Dist. Paschim Bardhaman, (W.B) and out of which vendor sale the said property in R.S.Plot No. 1294 corresponding to L.R.Plot No. 3052 measuring an area 02 Katha 01 Chhattak 22 Sq.Ft. which is detailed mentioned in schedule below and delineated in the plan annexed hereto.

Cont....P/3

Arinash dubhar u walle
alias Arinash Kumar Subharun

-:3:-

AND WHEREAS the name of the Vendor has duly been recorded in the finally published L.R.Record of Rights as Rayat against L.R.Khatian No. 3851 of Mouza Amrasota, P.S.Raniganj, Dist. Paschim Bardhaman.

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easements rights, attached thereto morefully described and mentioned in the Schedule below and delineated in the plan annexed hereto, having had acquired the same in the manner aforesaid and in exclusive possession, and the Vendor has absolute right, full power and authoity to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray his family expenses as also to meet other lawful necessities has decided and announced to sell the aforesaid property, which is more clearly mentioned in Schedule below and delineated in the plan annexed hereto, free from all encumbrances at the price of Rs. 9,00,000/- (Rupees Nine Lakh) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 9,00,000/- (Rupees Nine Lakh) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only made by the purchaser to the vendor in the manners as mentioned in schedule below in this deed as **Memo Of Consideration**, the whole of the aforesaid consideration money as the sale price of the property (the receipt whereof the the said Vendor do hereby admit and acknowledge) and the Vendor in his personal capacity do hereby convey, grant, transfer, and absolutely assign his land to the purchaser free from all encumbrances, charges, claims, and demands what-so-ever, **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in the plan annexed hereto.

Cont....P/4

Anwar Duharwalla
alias Anwar Khand
Duharwalla

-:4:-

AND ALL the estate, rights, title, interest, claim, and demand what-so-ever together with all yards, courses, sewers, paths, passages, light, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part therto **TO HOLD** the same unto and to the use of the purchaser (**Shreeji Builders and Developers**) and its representatives absolutely.

AND the Vendor and all persons claiming through or under him do hereby further agree with the purchaser at all times, hereafter and upon any reasonable request and at the cost of the purchaser to do and execute all such lawful acts, deeds, and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the purchaser (**Shreeji Builders and Developers**) and its representatives and placing it in possession of the same according to the true intent meaning of this deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the purchaser (**Shreeji Builders and Developers**) against all losses, damages, costs, and expenses which he may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due therof.

AND the Vendor do hereby further agree with the purchaser and declare that he has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the purchaser and declare that the purchaser (**Shreeji Builders and Developers**) shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as absolute owner as its own chattel for Bastu purposes or in any other lawful manner as the purchaser may like or find necessary from generation to generation without any disturbance of the Vendor or his heirs, executors and legal representatives, and has every right to sell, alienate, lease, gift, mortgage etc. to any person (s) or authority.

AND the Vendor do hereby give his consent and approval for recording the name of the purchaser (**Shreeji Builders and Developers**) in the Landlord's Sherista and in the Asansol Municipal Corporation at Raniganj and shall help the purchaser in such recording and / or mutating the name of the purchaser (**Shreeji Builders and Developers**) in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipal Corporation and to the Govt. Revenue Department.

Animesh Dubharuwalla
alias Animesh Kumar Dubharuwalla

--:5:--

SCHEDULE

In the Dist. Paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj A.D.S.R. Office Raniganj, **Mouza- Amrasota J.L.No. 18**, all that piece and parcel of lands, properties, hereditaments and appurtenances with all easements rights attached thereto appertaining to; **R.S. Khatian No. 93**, Corresponding to **L.R. Khatian No. 3851 (Three Thousand Eight Hundred Fifty One)** bearing **R.S.Plot No. 1294 (One Thousand Two Hundred Ninety Four)**, Corresponding to **L.R.Plot No. 3052 (Three Thousand Fifty Two)**, Class of land "**Baid**" at present fit for Bastu, measuring an area **02 (Two) Katha 01 (One) Chhattak 22 (Twenty Two) Sq.Ft. or 0.0345 (Zero Point Zero Three Four Five) Acre or 3.45 (Three Point Four Five) Decimal of residential vacant land hereby sold**, with all easement rights to use **24 ft. wide kuchha proposed road**. The property hereby sold is shown and delineated by **Red Hutch Mark** in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

The property hereby sold is being butted and bounded as follows:-

On the North:: R.S.Plot No. 1294,
On the South:: R.S.Plot No. 1294,
On the East :: R.S.Plot No. 1294
On the West :: 24ft. wide Road

The proportionate annual ground rents is payable to the Govt. of West Bengal through the B.L.& L.R.O., Raniganj, Dist Paschim Bardhaman.

Cont...P/6

--:6:--

RECEIPT

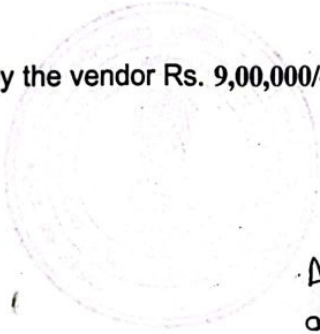
RECEIVED a sum of Rs. 9,00,000/- (Rupees Nine Lakh) only as and by way of full and final agreed consideration for the property hereabove sale as per the memo below.

MEMO-OF-CONSIDERATION

1]. Cheque being No. 000009 on dated 01-07-2019 for Rs. 5,00,000/- (Rupees Five Lakh) only of HDFC Bank, Raniganj Branch, issued in favour of the Vendor,

2.] Cheque being No. 000010 on dated 02-07-2019 for Rs. 4,00,000/- (Rupees Four Lakh) only of HDFC Bank, Raniganj Branch, issued in favour of the Vendor,

Total amount received by the vendor Rs. 9,00,000/- (Rupees Nine Lakh) only.



Aninash Suharwalla
alias Aninash Kumar Suharwalla

SIGNATURE OF THE VENDOR

Handwritten text, possibly a date or reference number, located below the signature line.

Handwritten text, possibly a date or reference number, located below the signature line.

Cont...P/7


-:7:-

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day , month and year written at the outset.

This Deed has been printed in 7 Pages and in Sheet No. 1(a) Photo & Ten Fingers print given by the Parties, being the part of this Deed.

WITNESSES:-

1. Bablu Mahato ✓
8/0 Sri Janki Mahato ✓
Sukanta pally, Seresole ✓
Po- Seresole Rajbari ✓
PS- Ramigauy ✓
Dist- Paschim Bardhaman ✓
PIN- 713358 ✓

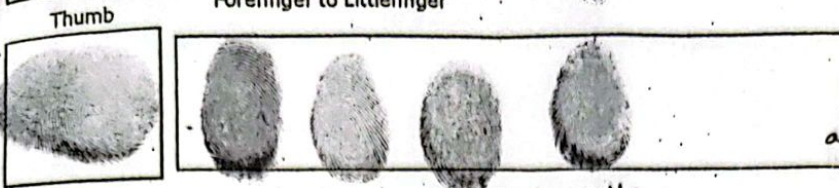
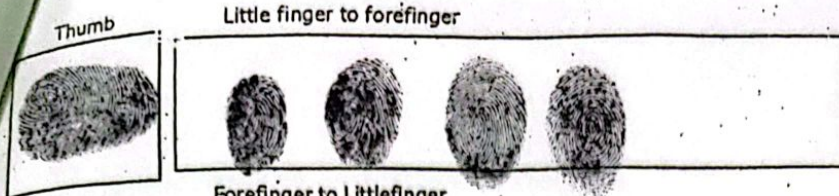
2. 
মহা-কমিঃ মিস্ত্রী
উপ-কমিঃ মিস্ত্রী
শাখা- কালীঘাট

Animesh Loharunella
alias Animesh kumar Loharunella

SIGNATURE OF THE VENDOR

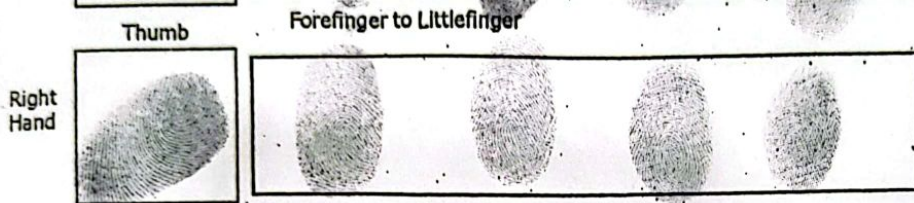
Drafted and prepared by me as per draft supplied by the parties and explained the contents to the executants by me:-

Bablu Mahato
Mr. Bablu Mahato
Advocate
Enrolment No.F/207/956/2012



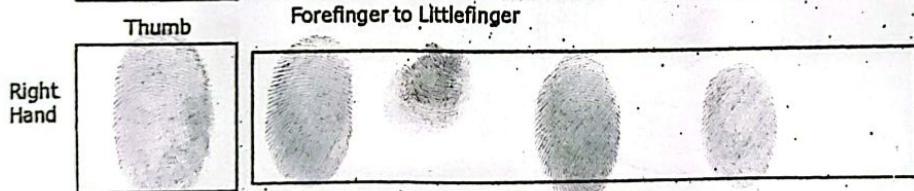
Anvash Dubaruwalle
alias Anvashkumar
Dubaruwalle

Finger Print & Photo attested by me : Anvash Dubaruwalle
alias Anvashkumar Dubaruwalle



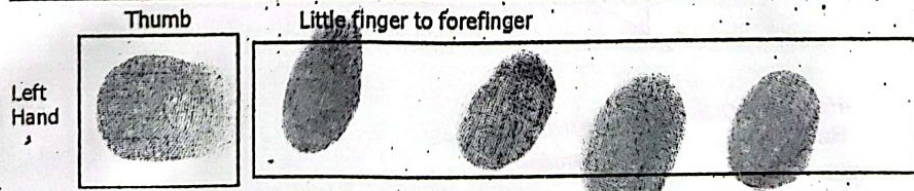
Satish Kr Bagan'a

Finger Print & Photo attested by me : Satish Kr Bagan'a



Ravi Shankar Sharma

Finger Print & Photo attested by me : Ravi Shankar Sharma




Sandip Khaitan

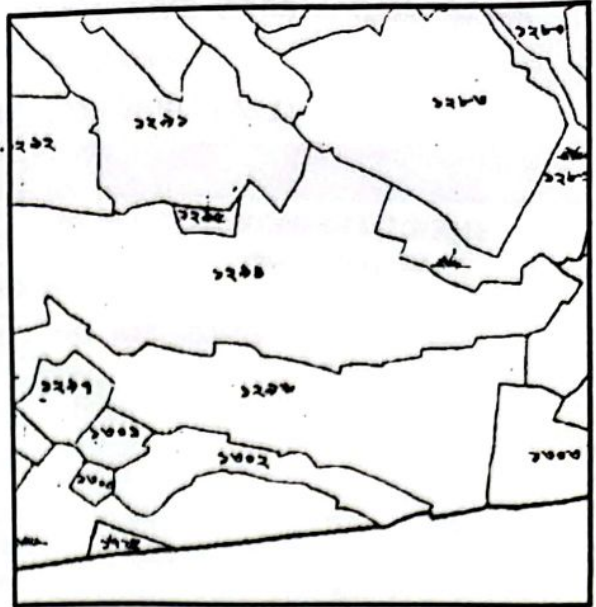
Finger Print & Photo attested by me : Sandip Khaitan

SHOWING PORTION OF LAND IN R.S. PLOT NO. 1294 IN MOUZA - AMRASOTA, J.L. NO. 18, RANIGANJ. (SCALE 1" = 82.5' FEET)

Legend:-

Land measuring in :

R.S. plot no. 1294(p)/ L.R. 3052= 2 Katta- 1 Ch.- 22 Sft./ 0.0346 acre.
 sold shown: 



MOUZA : AMRASOTA, J.L. NO. 18

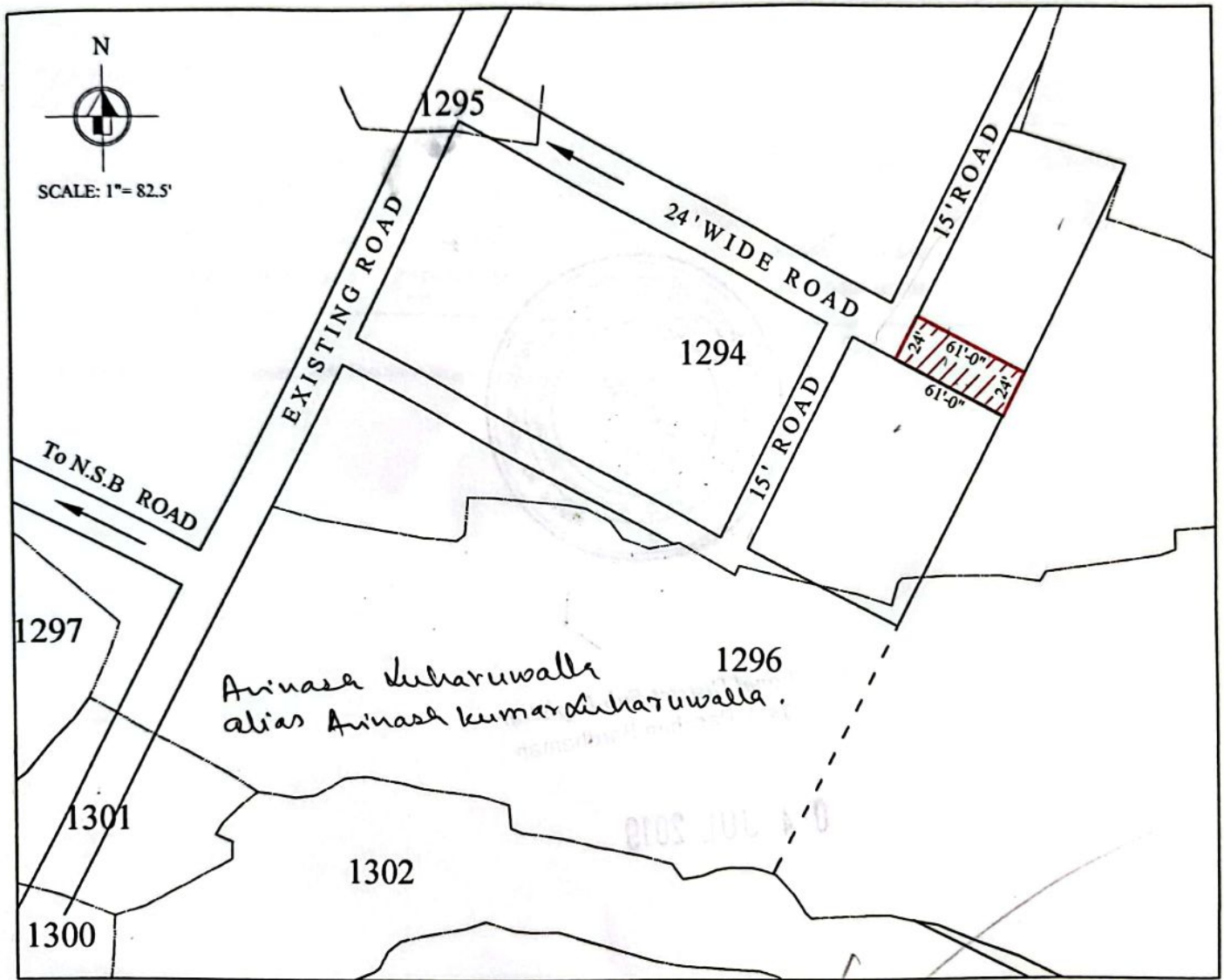
Area Sold to :-

SHREE JI BUILDERS & DEVELOPERS.

119/A, N.S.B Road, Raniganj

Partners :

- 1) Satish Kr. Bagaria,
S/o. Sri. Binod Kr. Bagaria.
- 2) Ravi Shankar Sharma,
S/o. Lt. Mohan lal Sharma.
- 3) Sandip Khaitan,
S/o. Sri. Kailash Prasad Khaitan.



DRAWING NO:- N&A/RANIGANJ-116/SP/2019/1 OF 1

SCALE: 1" = 82.5 Feet

DRAWN BY:-

CHECKED & VERIFIED BY:-

SURVEYED BY:-

NAG & ASSOCIATES.

(Survey, Planning & Consultation)
 Regd. Office: 40, A.B. Road, School Para,
 P.O. Raniganj, Dist : Burdwan (W.B)-713347
 Ph No: 94343-82685 / 95642-95656/94646
 E-Mail: nag_associates@outlook.com

Notes: All Dimensions are
 in Feet Inches.



Date: 15/05/19

NAG & ASSOCIATES

AMIT KR. NAG

(CIVIL ENGINEER & SURVEYOR,
 40 A.B. ROAD, SCHOOL PARA

LIC No:- L.B.S-170 (A4C)

D.k.Nag,
 Land & Mines Surveyor,
 Ex. Dy. Supdt. of Survey, E.C.L

Major Information of the Deed



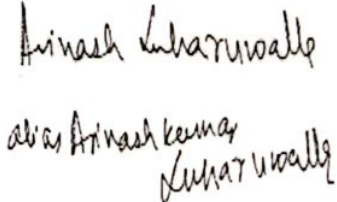
Deed No :	I-0204-03353/2019	Date of Registration	04/07/2019
Query No / Year	0204-0000984347/2019	Office where deed is registered	
Query Date	24/06/2019 1:25:47 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	Satish Kumar Bagaria N S B Road Raniganj, Thana : Raniganj, District : Burdwan, WEST BENGAL, Mobile No. : 9434009458, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,42,126/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,538/- (Article:23)	Rs. 9,428/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Amrasata, JI No: 18, Pin Code : 713358

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3052 (RS :-1294)	LR-3851, (RS:-9310)	Bastu	Baid	2 Katha 1 Chatak 22 Sq Ft	9,00,000/-	9,42,126/-	Width of Approach Road: 24 Ft.,
Grand Total :					3.4535Dec	9,00,000 /-	9,42,126 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Avinash Luharuwalla, (Alias: Avinash Kumar Luharuwalla) (Presentant) Son of Late Bhadarmal Luharuwalla Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Office	 <small>04/07/2019</small>	 <small>LTI 04/07/2019</small>	 <small>04/07/2019</small>
34/1 N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABBPL1255E, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREEJI BUILDERS AND DEVELOPERS 119/A N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 , PAN No.:: ADXFS8754R, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Ravi Shankar Sharma Son of Late Mohan Lal Sharma HIG-3, Greenwood Sonata, City Center-2, New Town, Rajarhat, Flat No: 6A, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700161, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHREEJI BUILDERS AND DEVELOPERS (as Partner)
2	Shri Sandip Khaitan Son of Shri Kailash Prasad Khaitan 94 C R Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHREEJI BUILDERS AND DEVELOPERS (as Partner)
3	Shri Satish Kumar Bagaria Son of Shri Binod Kumar Bagaria N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHREEJI BUILDERS AND DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bablu Mahato Son of Shri Janki Mahato Sukanta Pally, P.O:- Searsole Rajbari, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358			<i>Bablu Mahato</i>
	04/07/2019	04/07/2019	04/07/2019

Identifier Of Shri Avinash Luharuwalla

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Avinash Luharuwalla	SHREEJI BUILDERS AND DEVELOPERS-3.45354 Dec

Land details as per Land Record

Block: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Rasata, JI No: 18, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3052, LR Khatian No:- 3851	Owner:অভিনাশ লোহারুয়ালা, Gurdian:ভদরমল , Address:34/1 এন.এস.রোড, রানীগঞ্জ , Classification:বাইদ, Area:0.42000000 Acre,	Shri Avinash Luharuwalla

Endorsement For Deed Number : I - 020403353 / 2019

On 04-07-2019

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.

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

Presented for registration at 11:41 hrs on 04-07-2019, at the Office of the A.D.S.R. RANIGANJ by Shri Avinash Luharuwalla Alias Avinash Kumar Luharuwalla, Executant.

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 9,42,126/-

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

Execution is admitted on 04/07/2019 by Shri Avinash Luharuwalla, Alias Avinash Kumar Luharuwalla, Son of Late Bhadarmal Luharuwalla, 34/1 N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Shri Bablu Mahato, , Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,428/- (A(1) = Rs 9,421/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,428/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 02/07/2019 6:45PM with Govt. Ref. No: 192019200035062351 on 02-07-2019, Amount Rs: 9,428/-, Bar HDFC Bank (HDFC0000014), Ref. No. 840970664 on 02-07-2019, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 56,538/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 51,538/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 234, Amount: Rs.5,000/-, Date of Purchase: 04/07/2019, Vendor name: P
Mukherjee

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 02/07/2019 6:45PM with Govt. Ref. No: 192019200035062351 on 02-07-2019, Amount Rs: 51,538/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 840970664 on 02-07-2019, Head of Account 0030-02-103-003-02

Avijit SIKDAR

AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0204-2019, Page from 80199 to 80220
Serial No 020403353 for the year 2019.



Digitally signed by AVIJIT SIKDAR
Date: 2019.07.24 11:45:00 +05:30
Reason: Digital Signing of Deed.

Sikdar

(AVIJIT SIKDAR) 7/24/2019 11:44:20 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)