

3378/2022

2-2571



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

GRN: 51111 V/Case No- 356/2022 271245

3/10/22

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

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

07 APR 2022

DEED OF SALE

GRN No. : 19-202122-021316609-2.
Query No. : 2000967395/2022.
Assessed Market Value : 94,39,987/-,

THIS DEED OF SALE is made on this the 31st day of March, 2022.

Contd...P/2.

1/16

EMBEF SECURITIES PVT. LTD.
Bansal Group
Director

১০১০ ২৯.০৩.২০২২

স্মারিক নং :
 মূল্য :
 প্রকৃতির নাম :
 জেলা :
 এ. ডি. নং :
 নথিসংখ্যা নং : ২/৯৭

৫/১০/২১

০৭০৬ ২০২২ তারিখে জমা হওয়া প্রত্যাশিত হইতে পারিল

Bimal Ghosh



১০১০-৬৪৪

ENBEE SECURITIES PVT. LTD.
Bimal Ghosh
Director



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

31 MAR 2022

Ramoh Chakraborty

(2)

ENBEE SECURITIES PVT LTD
Binod Agarwal
Director.

BETWEEN

ENBEE SECURITIES PVT. LTD., (PAN No. AABCE2442G) (Private Limited Company) having its office at N.S. Road, Asansol, P.O.- Asansol, P.S.- Asansol, District Paschim Bardhaman, Pin No.- 713301., To be represented by its Director **SRI BINOD AGARWAL**, (PAN No. ACIPA1745Q) son of Late Fateh Chand Agarwal, by faith Hindu, by occupation Business, citizenship of Indian, resident of N.S. Road, Asansol, P.O.- Asansol, P.S.- Asansol, District Paschim Bardhaman, Pin No.- 713301., hereinafter referred to as the "**FIRST PARTY**"/"**SELLER**" (which expression shall unless contrary or repugnant to the context include his legal representatives, heirs, successors in office and assigns).

AND

1. SRI BINOD KUMAR GUPTA, (PAN No. ACZPG3282D) son of Late Laxmi Narayan Gupta, AND

2. SMT. BIMALA GUPTA, (PAN No. ADAPG0374L) wife of Sri Binod Kumar Gupta, both by faith Hindu, by occupation Business & House wife respectively, citizenship of Indian, both are resident of S.B. Gorai Road, Opposite Hill View Tower, Asansol, P.O.- Asansol, P.S.- Asansol, District Paschim Bardhaman, Pin No.- 713304., hereinafter referred to as the "**SECOND PARTY**"/"**PURCHASERS**" (which expression shall unless contrary or repugnant to the context include their legal representatives, heirs, successors and assigns).

WHEREAS, the First Party/Seller is the owner of the property mentioned in the schedule having acquired the same by dint of a registered Deed of Sale being Deed No. I-7669 of the year 2010, executed and registered before the A.D.S.R. Office at Asansol.

AND WHEREAS, the First Party/Seller has been in peaceful uninterrupted possession of the same as absolute owners thereof and also recorded his name in the Records of Right and paying khajna in his own name.

AND WHEREAS, for the purpose of acquiring other valuable property elsewhere the First Party/Seller has decided to sell the property mentioned in the schedule and ventilated his such desire.

Contd...P/3.



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

31 MAR 2022

(3)

SHREE SECURITIES PVT LTD
By *Shri. R. S. S. S.*
Director

AND WHEREAS, the Second Party/Purchasers was in search of a property akin to the property mentioned in the schedule appended below and accordingly proposed unto the First Party/Seller to transfer the same unto the Second Party/Purchasers subject to its being free from all encumbrances.

AND WHEREAS, the First Party/Seller declares that the property mentioned in the schedule appended below is free from all encumbrances.

AND WHEREAS, the First Party/Seller proposed unto the Second Party/Purchasers to pay the sum of Rs. 86,00,000/- (Eighty Six Lakh) only as total consideration price.

AND WHEREAS, the Second Party/Purchasers has agreed to pay the total consideration price of Rs. 86,00,000/- (Eighty Six Lakh) only towards acquiring the schedule mentioned property.

AND WHEREAS, the Second Party/Purchasers has paid the sum of Rs. 86,00,000/- (Eighty Six Lakh) only unto the First Party/Seller in respect of purchasing of the property mentioned in the schedule and the First Party/Seller hereby duly acknowledges the receipt of the same from the Second Party/Purchasers.

AND WHEREAS, the Parties thought it prudent to enter into a Deed of Sale to complete the aforesaid transaction.

NOW THIS DEED WITNESSETH

That in pursuance of the Agreement for Sale between the Parties Dated 11.08.2021. and in consideration of the sum of Rs. 86,00,000/- (Eighty Six Lakh) only as per memo of consideration from the purchasers, the seller doth hereby grant, convey and transfer unto the purchasers all the property described in the schedule hereunder and delivered possession of the schedule property unto the purchasers free from all encumbrances together with all right, title, interest and easement and privileges and all common and absolute enjoyment and right the seller have had and so long enjoyed TO HAVE AND TO HOLD the hereditaments hereby granted and conveyed unto and to the use of the purchasers their heirs, successors, executors, administrators and assigns, forever AND THAT the seller doth hereby for himself and his heirs, successors, executors, administrators and assigns covenant with the said purchasers and declare that he is seized and possessed off and has not in any way

Contd...P/4.



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

31 MAR 2022

(4)

EMERGE SECURITIES PVT. LTD.
Bimal Agrawal
Director

encumbered or charged or caused anyway the schedule property conveyed by this Deed of Sale and that the said purchasers, their heirs, successors, executors, administrators and assigns shall and may at all times peaceably and quietly possess the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said seller or any persons lawfully or equitably claiming from under or in trust for the seller and that the purchasers are at liberty to use and enjoy the property according to the purchasers choice and preference AND THAT the seller shall for all times to come at the request and cost of the purchasers, their heirs, executors, administrators or assigns do or execute or caused to be done or execute all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorized person for further and more perfectly assuring the title of the purchasers and also for mutation of the said property or any part thereof in the name of the purchasers that may be reasonably required.

It is specifically promised unto the purchasers by the seller that if for the purpose of mutation of the property in the name of the purchasers before the office of the S.D.L. & L.R.O. Extn. Part-1, Asansol under the State of West Bengal, the presence of the seller is necessary and require swearing of affidavit(s), the seller will present and swear affidavit/affidavits in favour of the purchasers before the Authorities concern.

Be it further covenanted that the purchasers their heirs, successors, administrators or assigns shall enjoy the property with all right, title, interest of the seller according to his choice, preference and necessity including all sorts of transferring rights by way of sell, gift, mortgage or creating tenancy, raising all sorts of building by the purchasers towards conveyed property and to pay tax/taxes to the State Government or Corporation, in the name of the purchasers and to get receipt thereof and the Purchasers are also in the liberty to construct building over the schedule land according to the plan issued by the A.M.C. and to use and enjoy the same according to purchaser's own choice and preference.

The Seller further declare that the purchasers are at the liberty and got every right to use and enjoy the building plan issued in respect of the schedule land being Memo No. 337(iii)/BP/AMC/HO/18, and got every right to erect building as per the plan and to get the said plan renewed with all rights to obtain such other additional plan etc. etc.

Contd...P/5.



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

31 MAR 2022

(5)

SCHEDULE

All those properties situated within District **Paschim Bardhaman**, P.S.- **Asansol**, Mouza- **Asansol Municipality**, Chowki, Sub-Division and A.D.S.R. Office at **Asansol**, J.L. No.- **20**, C.S. Plot No.- **7611**, under C.S. Khatian No.- **600 & 601**, corresponding to R.S. Khatian No.- **1187**,

1. R.S. Plot No.- **7467**, corresponding to L.R. Plot No.- **9368**, Classification of Land **Bastu**, Property used of **Bastu**, Area of Land is **.0497 Acres**,
2. R.S. Plot No.- **7468**, corresponding to L.R. Plot No.- **9369**, Classification of Land **Path**, Property used of **Bastu**, Area of Land is **.0033 Acres**,
3. R.S. Plot No.- **7469**, corresponding to L.R. Plot No.- **9370**, Classification of Land **Viti**, Property used of **Bastu**, Area of Land is **.0247 Acres**,
4. R.S. Plot No.- **7470**, corresponding to L.R. Plot No.- **9371**, Classification of Land **Path**, Property used of **Bastu**, Area of Land is **.00167 Acres**,
5. R.S. Plot No.- **7471**, corresponding to L.R. Plot No.- **9372**, Classification of Land **Path**, Property used of **Bastu**, Area of Land is **.001 Acres**, and
6. R.S. Plot No.- **7472**, corresponding to L.R. Plot No.- **9373**, Classification of Land **Bastu**, Property used of **Bastu**, Area of Land is **.0233 Acres**,

Total Area of Land hereby sold by this Deed is **.10367 Acres or 6 Katha 6 Chhatak**, Together with 35 years old structure thereon being constructed Area is measuring **200 Sq. Ft. of Ground Floor**, **Residential** purpose, Ward No.- **10 (Old) & 46 (New)**, Holding No.- **209 (New)** under **Asansol Municipal Corporation**. Specifically shown in the annexed plan marked in Red ink.

BUTTED & BOUNDED BY:

- On the East - Property of others,
- On the West - Dr. M.N. Saha Road,
- On the North - Bank Lane,
- On the South - Property of the Purchaser,

Contd...P/6.

UMBA SECURITIES PVT LTD
Binod Agrawal
Director



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

31 MAR 2022

(6)

THE SECURITIES AND EXCHANGE BOARD OF INDIA
Binod Kumar Gupta
Director

MEMO OF CONSIDERATION

Total Consideration Price is Rs. 86,00,000/- (Eighty Six Lakh) only.

Purchaser No.- 1 namely Binod Kumar Gupta paid to the Seller.

Rs. 1,00,000/- only by way of Cash.

Rs. 5,00,000/- only by way of Cheque being No. "046294" of Central Bank of India, Asansol Branch, Dated 11.08.2021.

Rs. 6,00,000/- only by way of Cheque being No. "046295" of Central Bank of India, Asansol Branch, Dated 01.09.2021.

Rs. 10,00,000/- only by way of Cheque being No. "046322" of Central Bank of India, Asansol Branch, Dated 11.02.2022.

Rs. 5,00,000/- only by way of Cheque being No. "046330" of Central Bank of India, Asansol Branch, Dated 11.03.2022.

Rs. 14,00,000/- only by way of Cheque being No. "046331" of Central Bank of India, Asansol Branch, Dated 02.05.2022.

Purchaser No.- 2 namely Bimala Gupta paid to the Seller.

Rs. 20,00,000/- only by way of Cheque being No. "118290" of Central Bank of India, Asansol Branch, Dated 21.01.2022.

Rs. 10,00,000/- only by way of Cheque being No. "118292" of Central Bank of India, Asansol Branch, Dated 25.01.2022.

Rs. 5,00,000/- only by way of Cheque being No. "118411" of Central Bank of India, Asansol Branch, Dated 11.03.2022.

Rs. 10,00,000/- only by way of Cheque being No. "118415" of Central Bank of India, Asansol Branch, Dated 25.03.2022.

Contd...P/7.



[Handwritten Signature]
Add. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman
31 MAR 2022

IN WITNESS WHEREOF the Seller put his signatures unto these presents the day, month and year mentioned at the outset fully understanding the contents hereof:-

WITNESSES:

1. Ramon Chakraborty,
S/O. Sri B.N. Chakraborty,
R/o. - Vill. L.P.O. - Chhatraighani,
P. S. - Hingur,
Dist. - Paschim Bardhaman.
Pin. - 713326.

RECEIVED
2013-11-10
Bimal Agrawal

2. ...
...
Pin. - 713326.

Signature of the "FIRST PARTY"/"SELLER"

Prepared by me as per instruction of the Seller and readover and explained the content to the Seller & printed in my office.

Ayan Ranjan Mukherjee
(Ayan Ranjan Mukherjee)
Advocate, Asansol Court.
Enrolment No. WB/1072/2009.

Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph and a sketch map is attached with this Deed to be treated as part of this Deed.

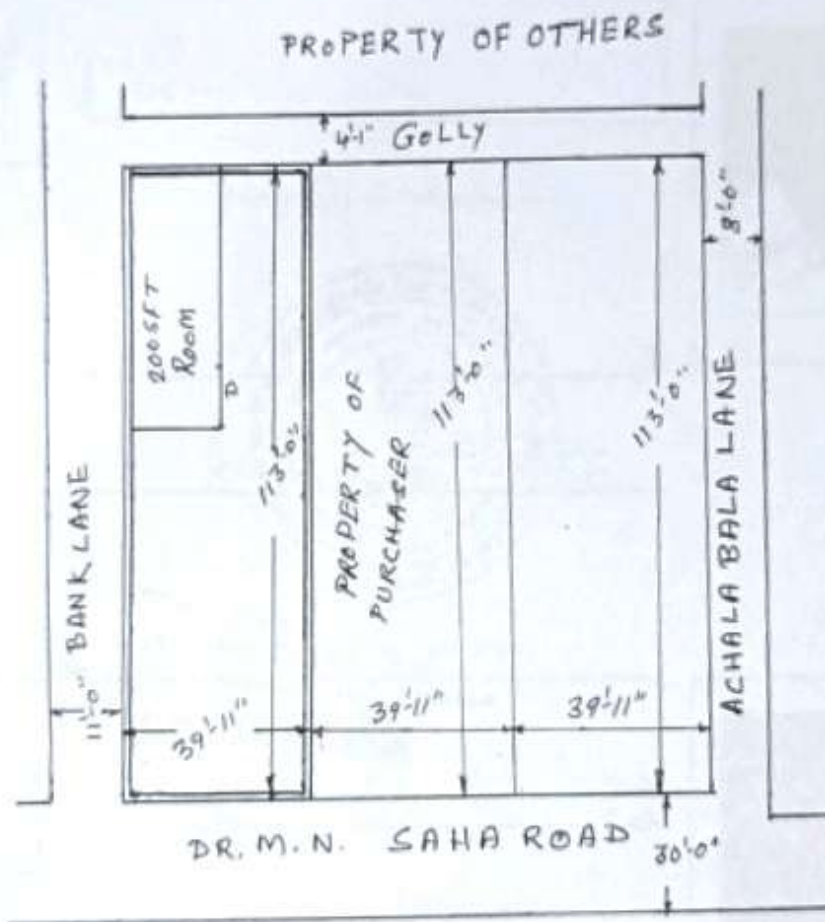
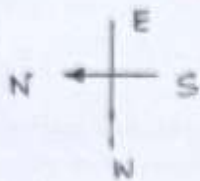


Asst. Director Sub-Registrar
Asansol, Dist - Paschim Bardhaman

31 MAR 2022

SKETCH PLAN SHOWING THE LAND MEASURING 0.10367 ACRES OR 6 KATHA
 CHHATAK CONSTRUCTED AREA 200 SFT IN GR. FL. WARD 10 (OLD),
 3/46 (NEW), HOLDING NO. (NEW) 209 UNDER ASANSOL MUNICIPAL
 CORPORATION ON R.S. PLOT NO. 7467, 7468, 7469, 7470, 7471, 7472 UNDER
 R.S. KH. NO. 1187 WITHIN MOLZA ASANSOL MUNICIPALITY 7LNA 20
 P3 - ASANSOL (S) DIST - PASHCHIM BARDHAMAN.

SOLD BY - ENBEE SECURITIES PVT. LTD. DIRECTOR - SRI BINOD AGARWAL S/O LATE
 FATEH CHAND AGARWAL.
 SOLD TO - ① SUPER BUILDER PROP. - BINOD KUMAR GUPTA S/O LATE
 LAXMINARAYAN GUPTA.
 ② SMT. BIMALA GUPTA W/O BINOD KUMAR GUPTA.
 SHOWN IN RED LINE



Banned Apperal
 11.11.11

DRAWN BY *[Signature]*
 No. 083

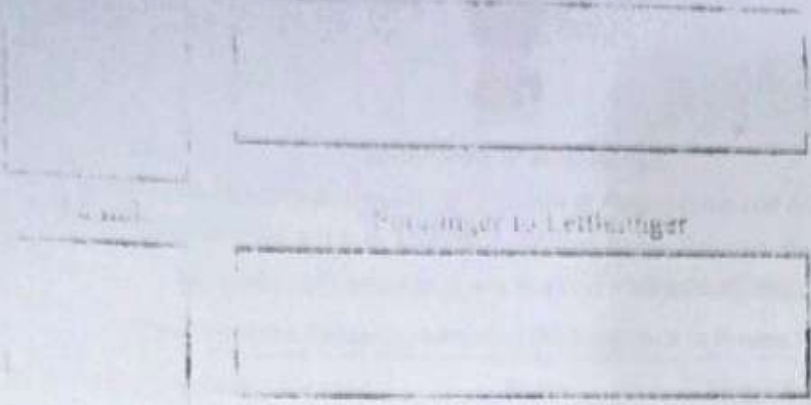



[Handwritten Signature]
Addl. District Sub-Inspector
Asansol, Dist. - Paschim Bardhaman.

31 MAR 2022

Thumb Littlefinger to forefinger

Forefinger to Littlefinger

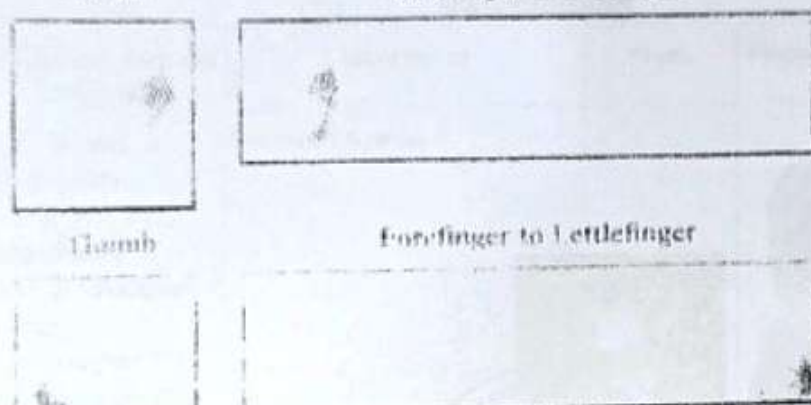

Finger Print attested by me: Bimal Agwal

Thumb Littlefinger to forefinger

Forefinger to Littlefinger

Left Hand

Right Hand





Finger Print attested by me: Bimala Kumar Gupta

Thumb Littlefinger to forefinger

Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Bimala Gupta



AS. J. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

31 MAR 2022





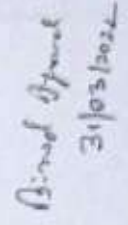



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052000967395/2022

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	Shri Binod Agarwal N S Road, Asansol, City - Asansol, P.O - Asansol, P S -Asansol, District:- Paschim Bardhaman, West Bengal India. PIN - 713301	Represent ative of Seller [ENBEE SECURITI ES PVT. LTD.]			 Binod Agarwal 31/03/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Ramesh Chakraborty Son of Shri B N Chakraborty Vill - Chhotodighari, Village - Chhotodighari, P.O.- Chhotodighari, P.S.- Hirapur, District - Paschim Bardhaman, West Bengal, India, PIN - 713326	Shri Binod Agarwal			 Ramesh Chakraborty 31/03/2022

(Hajol Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ASANSOL

Paschim Bardhaman, West
Bengal



AGUL. DISTRICT Sub Registrar
Asansol, Dist - Paschim Bardhaman
31 MAR 2022



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

GRN Details

GRN: 192021220213166092 Payment Mode: Counter Payment
GRN Date: 28/03/2022 11:38:39 Bank/Gateway: State Bank of India
BRN : 90047316 BRN Date: 28/03/2022 00:03:00
Payment Status: Successful Payment Ref. No: 2000967395/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BINOD KUMAR GUPTA
Address: ASANSOL
Mobile: 8942865389
Depositor Status: Buyer/Claimants
Query No: 2000967395
Applicant's Name: Shri Ayan Ranjan Mukherjee
Identification No: 2000967395/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000967395/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	372609
2	2000967395/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	94407
			Total	467016

IN WORDS: FOUR LAKH SIXTY SEVEN THOUSAND SIXTEEN ONLY.

आयकर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

ENBEE SECURITIES

PRIVATE LIMITED

22/04/1994

AABCE2442G

[Signature]

ENBEE SECURITIES PVT. LTD.

Balmod Arund 30/03/2022
Director.

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

Income Tax PAN Services Unit, UTIISL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड का ज्ञान पर कृपया सूचित करें/लौटाए :

आयकर पत्र सेवा यूनिट, UTIISL

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,

नवी मुंबई - 400 614



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACIPA1745Q



नाम /NAME
BINOD AGARWAL

पिता का नाम /FATHER'S NAME
FATEH CHAND AGARWAL

जन्म तिथि /DATE OF BIRTH
28-06-1958

/SIGNATURE

Binod Agarwal

[Handwritten Signature]

आयकर आयुक्त, पं. वं. 11

COMMISSIONER OF INCOME TAX, W. S. II

Binod Agarwal



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACZPG3282D



नाम /NAME

BINOD KUMAR GUPTA



पिता का नाम /FATHER'S NAME

LAXMI NARAYAN GUPTA

जन्म तिथि /DATE OF BIRTH

01-01-1958

हस्ताक्षर /SIGNATURE

Binod Kumar Gupta

Binod Kumar Gupta

आयकर आयुक्त, प ७, ११

COMMISSIONER OF INCOME-TAX, W 7 - 11

Binod Kumar Gupta

3464 8073 8015

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

ভারত সরকার
Government of India

এনক্রিপ্টেড আইডি / Enrolment No. : 1058/19551/22422

To
RAMESH CHAKRABORTY
নাম সংখ্যা
28/01/2013
NATUNPALLY
CHOTO DIGHARI
Radhamohanpur
Chotodighari, Bardhaman
West Bengal - 713326



KL184952385DF

18495238



আপনার নাম সংখ্যা/ Your Aadhaar No. :

5464 9078 0015

সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

নাম সংখ্যা
RAMESH CHAKRABORTY
পিতা : ইন্দ্রেন্দ্র নাথ চক্রবর্তী
Father : BIRENDRA NATH CHAKRABARTY



জন্ম তারিখ Year of Birth : 1986
পুং Male



5464 9078 0015

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ওপিকাযুক্তির আইডি / Enrollment No. : 1058/19551/22422

To
RAMESH CHAKRABORTY

রমেশ চক্রবর্তী

NATUNPALLY

CHOTO DIGHARI

Radhamohanpur

Cholodighari Bardhaman

West Bengal - 713326

28/01/2013



KL184952385DF

18495238



আপনার সংখ্যা/ Your No. :

5464 9078 0015

আধার সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA

রমেশ চক্রবর্তী

RAMESH CHAKRABORTY

পিতা: ইন্ড্রেনাথ চক্রবর্তী

Father: BIRENDRA NATH CHAKRABARTY



জন্ম তারিখ Year of Birth: 1986

লিঙ্গ: Male





5464 9078 0015

আধার সাধারণ মানুষের অধিকার

Ramesh Chakraborty

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADAPG0374L



नाम /NAME
BIMLA GUPTA

पिता का नाम /FATHER'S NAME
BINOD KUMAR GUPTA

जन्म तिथि /DATE OF BIRTH
21-02-1960

हस्ताक्षर /SIGNATURE
Bimla Gupta

B. Gupta
आयकर आयुक्त, प.३./11
COMMISSIONER OF INCOME-TAX, W.B. - II

Bimla Gupta

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



Major Information of the Deed

Deed No :	I-2305-03571/2022	Date of Registration	07/04/2022
Query No / Year	2305-2000967395/2022	Office where deed is registered	
Query Date	26/03/2022 6:04:23 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ayan Ranjan Mukherjee Vill.- Chhotodighari, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713326, Mobile No. : 9647074140, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 86,00,000/-		
Stamp duty Paid(SD)	Rs. 3,77,609/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		
	Additional Transaction		
	[4308] Other than immovable Property, Agreement [No of Agreement : 1]		
	Market Value		
	Rs. 94,39,987/-		
	Registration Fee Paid		
	Rs. 94,407/- (Article:A(1), E)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dr. M. N.Saha Road, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713301

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-9368 (RS :-7467)	LR-1187	Bastu	Bastu	0.0497 Acre	44,00,000/-	44,73,000/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -07669-2010
L2	LR-9369 (RS :-7468)	LR-1187	Bastu	Path	0.0033 Acre	2,00,000/-	2,97,000/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -07669-2010
L3	LR-9370 (RS :-7469)	LR-1187	Bastu	Viti	0.0247 Acre	20,00,000/-	22,23,000/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -07669-2010
L4	LR-9371 (RS :-7470)	LR-1187	Bastu	Path	0.00167 Acre	50,000/-	1,50,300/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -07669-2010



LB	LR-9372 (RS :7471)	LR-1187	Bastu	Path	0.001 Acre	50,000/-	90,000/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-1 -07669-2010
LB	LR-9373 (RS :7472)	LR-1187	Bastu	Bastu	0.0233 Acre	18,00,000/-	20,97,000/-	Width of Approach Road: 53 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-1 -07669-2010
		TOTAL :						
		Grand Total :			10.367Dec	85,00,000 /-	93,30,300 /-	
					10.367Dec	85,00,000 /-	93,30,300 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L3, L6	200 Sq Ft.	1,00,000/-	1,09,687/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1,00,000 /-	1,09,687 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ENBEE SECURITIES PVT. LTD. Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: AAxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Binod Kumar Gupta Son of Late Laxmi Narayan Gupta S.B. Gorai Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed



2 Smt Bimala Gupta

Wife of Shri Binod Kumar Gupta S.B. Goral Road, Opposite Hill View Tower, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Binod Agarwal (Presentant) Son of Shri Fateh Chand Agarwal N.S. Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ENBEE SECURITIES PVT. LTD. (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ramesh Chakraborty Son of Shri B N Chakraborty Vill.- Chhotodighari, Village:- Chhotodighari, P.O:- Chhotodighari, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713326			

Identifier Of Shri Binod Agarwal



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-2.485 Dec, Smt Bimala Gupta-2.485 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-0.165 Dec, Smt Bimala Gupta-0.165 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-1.235 Dec, Smt Bimala Gupta-1.235 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-0.0835 Dec, Smt Bimala Gupta-0.0835 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-0.05 Dec, Smt Bimala Gupta-0.05 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-1.165 Dec, Smt Bimala Gupta-1.165 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ENBEE SECURITIES PVT. LTD.	Shri Binod Kumar Gupta-100.00000000 Sq Ft, Smt Bimala Gupta-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dr. M. N.Saha Road, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9368, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 9369, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 9370, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 9371, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 9372, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 9373, LR Khatian No:- 1187		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 230503571 / 2022

On 31-03-2022

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

Presented for registration at 19:30 hrs on 31-03-2022, at the Private residence by Shri Binod Agarwal ,
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 94,39,987/-

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

Execution is admitted on 31-03-2022 by Shri Binod Agarwal, Director, ENBEE SECURITIES PVT. LTD. (Private Limited Company), Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Identified by Shri Ramesh Chakraborty. . , Son of Shri B N Chakraborty, Vill.- Chhotodighari, P.O: Chhotodighari, Thana Hirapur, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Business

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 01-04-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,407/- (A(1) = Rs 94,400/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 94,407/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 12:00AM with Govt. Ref. No: 192021220213166092 on 28-03-2022, Amount Rs: 94,407/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90047316 on 28-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,609/- and Stamp Duty paid by by online = Rs 3,72,609/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 12:00AM with Govt. Ref. No: 192021220213166092 on 28-03-2022, Amount Rs: 3,72,609/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90047316 on 28-03-2022, 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

On 07-04-2022

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.



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,609/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1386, Amount: Rs.5,000/-, Date of Purchase: 25/03/2022, Vendor name: P K Das
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Hilol Ghosh

**Hilol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 85193 to 85216

Leing No 230503571 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.04.20 14:38:19 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2022/04/20 02:38:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)