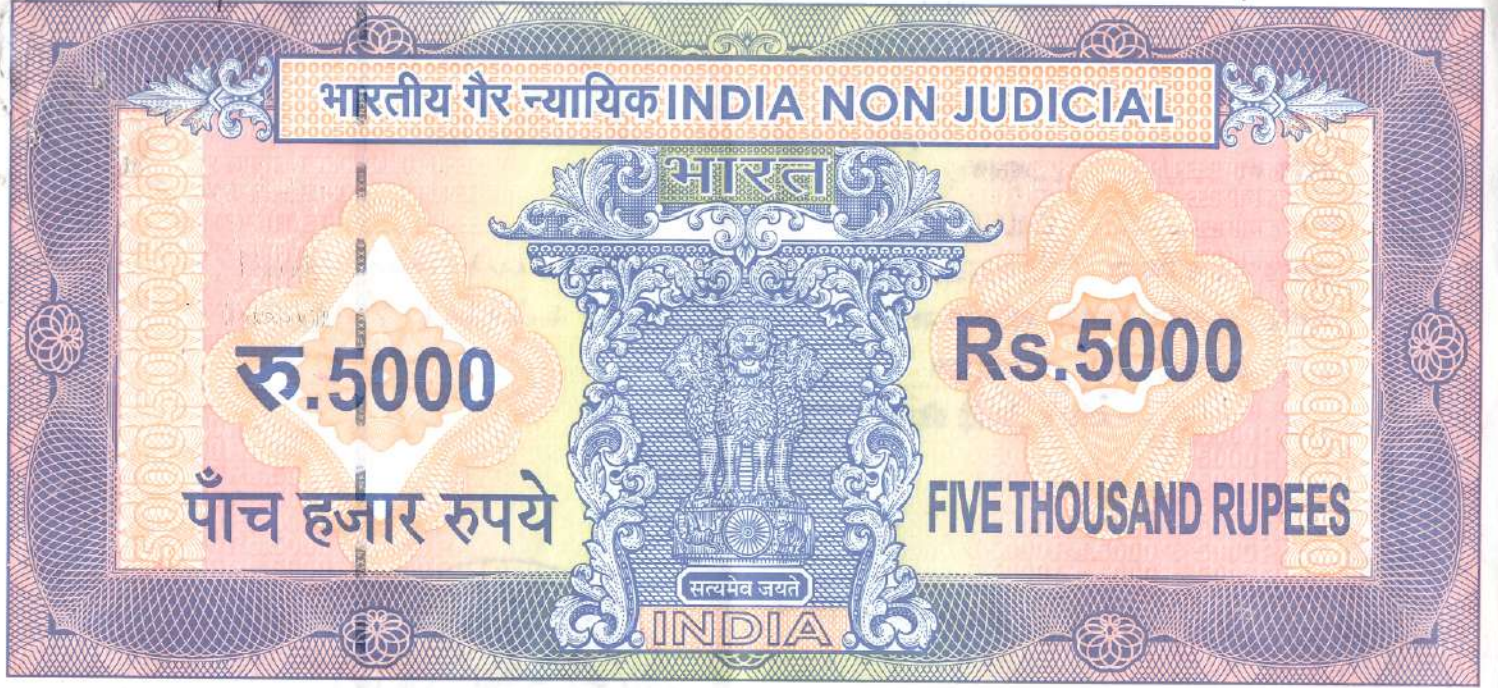


3997/23

1-3933/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 180652

06/10/2023
at 5:50 pm
C. Case No:- 631/23

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

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

09 OCT 2023

GRN No.19-202324-024814826-8

DEED OF SALE OF Rs.1,18,88,000/-

ASSESSED MARKET VALUE OF Rs.1,18,88,640/-

QUERY NO.2002457060 / 2023

S. Saman
Adv.

THIS DEED OF SALE made on this the ^{5th} day of
October in the year 2023 by :

21
1

Contd.....P/2.

ক্রমিক নং 13 তারিখ 6/10/2023

সংখ্যা ১৫০০

ক্রেতার নাম ও ঠিকানা Misra Associates Development Consultant

ভেণ্ডার - শুভাশীষ ব্যানার্জী, বাহিসেল নং ৩ Private Limited / Asansol

এ. টি. এস. আর অফিস, আসানসোল

৪/১০/২০২৩ তারিখ টেক্সটাইল ইন্ডাস্ট্রি

MITIN NAPOZIAN MACHADO



LTI NO:- 1732
06/10/2023



MITIN NAPOZIAN MACHADO



LTI NO:- 1733

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

Abhishek Paul

06 OCT 2023



LTI NO:- 1736



LTI NO:- 1734

श्रीमान सिंह
S/O Bullu Singh
Chota Pathan
Glass factory
P.O - Asansol
P.S - Asansol (S)
Dist - Paschim Bardhaman
Pin - 713339

Lunate Centre Chola Shoe



LTI NO:- 1735

Norosh Sharma

-:: 2 ::-

1. **MR. NITIN NAPOLIAN MACHADO**, PAN No.ALIPM3611Q, Son of Napolian Paul Machado,

2. **MR. EDWARD PAUL MACHADO**, PAN No.ABZPM7059F, Son of Paul Ignatius Machado,

both are by faith Christian, citizenship Indian, resident of Mary Paul Villa, Pali, Karijhat, Vasai (W), P.O. Vasai – 401201, Maharashtra,

3. **SRI SUBRATA KARTIC CHANDRA SHARMA**, PAN No.AJGPS8683N, Son of Sri Kartick Chandra Sharma,

4. **SRI NARESH SHARMA**, PAN No.APJPS8581C, Son of Late Khiroo Sharma,

both are by faith Hindu, citizenship Indian, resident of Neamatpur, Near Kali Mandir, P.O. Sitarampur – 713359, P.S. Kulti, District Paschim Bardhaman,

hereinafter jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF :-

*S. Sarman
Adv.*
"MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED" a Company incorporated under the Companies Act, 1956, PAN No.AADCM6408N, having its office at 186/1, G.T.Road (East), Ushagram, Asansol,

Contd.....P/3.

P.O. Asansol – 713303, P.S. Asansol (South), District Paschim Bardhaman, represented by its Managing Director **SRI HARI NARAYAN MISRA**, Son of Late Gouri Shankar Misra, by faith Hindu, by occupation Business, PAN No. AEZPM1426P, by citizenship Indian, resident of 186/1, G.T. Road (East), Ushagram, Asansol, P.O. Asansol – 713303, P.S. Asansol (South), Sub-Division & A.D.S.R. Office Asansol, District Paschim Bardhaman, hereinafter called the 'PURCHASER' (which expression shall unless repugnant to the context include his heirs, successors, representatives and assigns) of the OTHER PART.

WHEREAS the Vendor Nos.1 & 2 are the lawful and rightful owners of the land measuring an area of 82 Decimal situated on R.S. & L.R. Plot No.6, measuring an area of 05 Decimal situated on R.S. & L.R. Plot No.8, measuring an area of 18 Decimal situated on R.S. & L.R. Plot No.9, measuring an area of 53 Decimal situated on R.S. & L.R. Plot No.10, all of Mouza Kanyapur, P.S. Barabani, District Paschim Bardhaman, which they jointly purchased by virtue of a Regd. Deed of Sale being Deed No.11479 for the year 2013 of A.D.S.R. Office, Asansol, and the Vendor Nos.1 & 2 are the lawful and rightful owners of the land measuring an area of 23 Decimal situated on R.S. & L.R. Plot No.973, and measuring an area of 23 Decimal situated on R.S. & L.R. Plot No.15, both of Mouza Kanyapur, P.S. Barabani,

S. Sarwan
Adv.

-:: 4 ::-

District Paschim Bardhaman, which they jointly purchased by virtue of a Regd. Deed of Sale being Deed No.1796 for the year 2014 of A.D.S.R. Office, Asansol, all properties have been purchased from (1) Sri Krishna Gopal Mishra, (2) Sri Sukumar Mishra, (3) Sri Ajit Mishra, all Sons of Late Gyanendra Nath Mishra, (4) Sri Prabir Kumar Mishra @ Prabir Mishra, (5) Sri Pranab Kumar Mishra @ Pranab Mishra, both Sons of Late Panchanan Mishra, (6) Sri Tripuresh Mishra @ Tirupesh, Son of Late Aresh Mishra, for valuable consideration, according to Deed No.11479.

AND WHEREAS while owning and possessing the aforesaid landed property the Vendor Nos.1 & 2 duly mutated their names in the finally published L.R. Record of Rights of Govt. of West Bengal, which is more fully mentioned and described in the schedule below.

AND WHEREAS the Vendor Nos.3 & 4 are the lawful and rightful owners of the land measuring an area of 52 Decimal situated on R.S. & L.R. Plot No.10, of Mouza Kanyapur, P.S. Barabani, District Paschim Bardhaman, which they jointly purchased by virtue of a Regd. Deed of Sale being Deed No.1357 for the year 2014 of A.D.S.R. Office, Asansol, from (1) Sri Narasingha Mishra, (2) Sri Kanchan Mishra, (3) Sri Dipak Mishra, (4) Sri Tanmoy Mishra, all Sons of Late Narayan Chandra Mishra, (5) Smt. Ranibala Mishra, Wife of Late Narayan Chandra Mishra, (6) Smt. Namita Mishra, Wife of Late Swapan Mishra, (7) Smita Mishra, (8) Smt. Snita Mishra Banerjee, both Daughters of Late Swapan Mishra, for valuable consideration.

Contd.....P/5.

S. Sanyal
Adv.

-: 5 :-

AND WHEREAS while owning and possessing the aforesaid landed property the Vendor Nos.3 & 4 duly mutated their names in the finally published L.R. Record of Rights of Govt. of West Bengal, which is more fully mentioned and described in the schedule below.

AND WHEREAS the vendors have been in peaceful and uninterrupted possession of the property which is more fully mentioned and described in the schedule below and the same is under occupation of the vendors which is 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.

AND WHEREAS the Purchaser having come to know of such declaration and intention of the Vendors proposed and offered to purchase the schedule property at a total consideration of Rs.1,18,88,000/- (Rupees One Crore Eighteen Lacs Eighty Eight Thousand) only.

Contd.....P/6.

S. Sanyal
SK

-: 6 :-

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 said property more fully mentioned in the schedule below unto and in favour of the Purchaser at and for the said total price of Rs.1,18,88,000/- (Rupees One Crore Eighteen Lacs Eighty Eight Thousand) only on the terms mentioned hereunder.

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.1,18,88,000/- (Rupees One Crore Eighteen Lacs Eighty Eight Thousand) only paid by the purchaser to the vendors (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 to the use of the said purchaser all that property which is more fully mentioned and described in the Schedule below together with the right of path, passage, lights, liberties, privileges, easements 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

S. Sanyal
Adv.

Contd.....P/7.

purchaser absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said vendors for themselves, their heirs and successors 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 its heirs, successors-in-office, shall and may at all times peacefully / 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 vendors or any person / persons lawfully / equitably claiming under or in trust for them 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

S. Sannon
A/C

-: 8 :-

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 legal heirs and successors will be bound to pay back the entire consideration amount with legal interest 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 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 its name mutated in the records of B.L. & L.R.O., Barabani, under the State of West Bengal as also in the records and registers of Nuni Gram Panchayet or of any other Authority and the vendors undertake to render all such help and assistance as will be found essential in this regard.

Contd.....P/9.

S. Sarwan
Adv.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, Police Station Barabani, Chowki & A.D.S.R. Office Asansol, within Mouza Kanyapur, J.L.No.32, under the limits of Nuni Gram Panchayet,

(1) All that 'Baid' class of vacant land situated under L.R.Khatian No.631, on R.S. & L.R. Plot No.6, measuring an area of 41 (Forty One) Decimal, Proposed use Baid

(2) All that 'Baid' class of vacant land situated under L.R.Khatian No.632, on R.S. & L.R. Plot No.6, measuring an area of 41 (Forty One) Decimal, Proposed use Baid

(3) All that 'Danga' class of vacant land situated under L.R.Khatian No.631, on R.S. & L.R. Plot No.8, measuring an area of 3 (Three) Decimal, Proposed use Bastu

(4) All that 'Danga' class of vacant land situated under L.R.Khatian No.632, on R.S. & L.R. Plot No.8, measuring an area of 2 (Two) Decimal, Proposed use Bastu

(5) All that 'Danga' class of vacant land situated under L.R.Khatian No.631, on R.S. & L.R. Plot No.9, measuring an area of 9 (Nine) Decimal, Proposed use Bastu

(6) All that 'Danga' class of vacant land situated under L.R.Khatian No.632, on R.S. & L.R. Plot No.9, measuring an area of 9 (Nine) Decimal, Proposed use Bastu

(7) All that 'Baid' class of vacant land situated under L.R.Khatian No.631, on R.S. & L.R. Plot No.10, measuring an area of 26 (Twenty Six) Decimal, Proposed use Nursery

S. Sanyal
Adv.

-:: 10 ::-

(8) All that 'Baid' class of vacant land situated under L.R.Khatian No.632, on R.S. & L.R. Plot No.10, measuring an area of 27 (Twenty Seven) Decimal, Proposed use Nursery

(9) All that 'Baid' class of vacant land situated under L.R.Khatian No.646, on R.S. & L.R. Plot No.10, measuring an area of 26 (Twenty Six) Decimal, Proposed use Nursery

(10) All that 'Baid' class of vacant land situated under L.R.Khatian No.647, on R.S. & L.R. Plot No.10, measuring an area of 26 (Twenty Six) Decimal, Proposed use Nursery

(11) All that 'Danga' class of vacant land situated under L.R.Khatian No.631, on R.S. & L.R. Plot No.15, measuring an area of 11 (Eleven) Decimal, Proposed use Nursery

(12) All that 'Danga' class of vacant land situated under L.R.Khatian No.632, on R.S. & L.R. Plot No.15, measuring an area of 12 (Twelve) Decimal, Proposed use Nursery

i.e. total land measuring an area of 233 (Two Hundred Thirty Three) Decimal.

*S. Sannan
Adv.*
A Sketch Map showing the position and location of the property in Red Border is attached with this Deed which will be treated as a part of this Deed.

Contd.....P/11.

-:: 11 ::-

Plot No.6 is butted & bounded by :-

On the North : Plot No.7.
On the South : Plot No.15 & 18.
On the East : Plot No.10.
On the West : Plot No.4 & 5.

Plot No.8 is butted & bounded by :-

On the North : 14' ft. wide Kacha Road.
On the South : Plot No.9.
On the East : Plot No.8/972.
On the West : Plot No.7.

Plot No.9 is butted & bounded by :-

On the North : Plot No.9 & 8/972.
On the South : Plot No.10.
On the East : Plot No.57 & 55.
On the West : Plot No.7.

S. S. S. S. S.
A. I. I. I. I.

Contd.....P/12.

-:: 12 ::-

Plot No.10 is butted & bounded by :-

On the North : Plot No.9.
On the South : Plot No.11, 12 & 14.
On the East : Plot No.55.
On the West : Plot No.6.

Plot No.15 is butted & bounded by :-

On the North : Plot No.6 & 10.
On the South : Plot No.973.
On the East : Plot No.14.
On the West : Plot No.18.

*S. Samanta
Adm.*
The proportionate annual rent is payable to the State of West Bengal through
B.L. & L.R.O., Barabani.

Contd.....P/13.

MEMO OF CONSIDERATION

<u>Paid to</u>	<u>Draft No.& Date of Kotak Mahindra Bank Ltd., Asansol Branch</u>	<u>Amount</u>
1. Edward Paul Machado	320328 dt.06.10.2023	Rs. 45,71,325/-
2. Nitin Nepolian Machado	320329 dt.06.10.2023	Rs. 45,71,325/-
3. Naresh Sharma	320331 dt.06.10.2023	Rs. 13,13,235/-
4. Subrata Kartic Chandra Sharma	320330 dt.06.10.2023	<u>Rs. 13,13,235/-</u>
	Total -	<u>Rs.1,18,88,000/-</u>

Rupees One Crore Eighteen Lacs Eighty Eight Thousand only paid by the Purchaser to the Vendors.

TDS under section 194(IA) of Income Tax Act, 1961 is Rs.1,18,880/- (Rupees One Lac Eighteen Thousand Eight Hundred Eighty only

Contd.....P/14.

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. হুম্মি সিং
S/o Bollen Singh
Chala Pathan
Glass factory
P.O - Asansol
P.S - Asansol (S)
Dist - Paschim Bardhaman
Pin - 713339

2. Biswas Roy
S/o Lt Biswas Roy
Po - Dumfries
P.S. Hiran
Dist Paschim Bardhaman

Subati Kanti Choudhary
Noresh. Shamma.
NITIN NADIM MALHOTRA

Signature of the Vendors

Drafted & Prepared by me as per instruction of both the parties and Printed in my office.

Suwendu Sarker

(Suwendu Sarker)
Advocate
Asansol Court.

Enrolment No.F1035/1370 of 2003.

A sheet containing the fingerprint duly attested by the parties concern attached with this Deed.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : MUNNA SINGH
2. FATHER/ HUSBAND NAME : LATE BULLU SINGH
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : SERVICE
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) ASANSOL
POST OFFICE (পোস্ট অফিস) KALIPAHARI
POLICE STATION (থানা) ASANSOL (SOUTH) PIN 713339
DISTRICT(জেলা) PASCHIMSTATE (রাজ্য) WEST BENGAL
BARDHAMAN
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) STAFF
6. AADHAR NO 7260 1696 5529
PAN EXCPS6258B
EPIC NO ANG 1471168

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, MUNNA SINGH as identifier identifying the executants
of the concerned deed (Query No.) 2002457060/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

মুন্না সিংহ

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240248148268

GRN Details

GRN:	192023240248148268	Payment Mode:	SBI Epay
GRN Date:	06/10/2023 11:47:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8609133809125	BRN Date:	06/10/2023 11:48:41
Gateway Ref ID:	755024666	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	061020232024814825	Payment Init. Date:	06/10/2023 11:47:57
Payment Status:	Successful	Payment Ref. No:	2002457060/8/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr KEWAL PANCHKOTI
Address:	ASANSOL
Mobile:	8348170231
Period From (dd/mm/yyyy):	06/10/2023
Period To (dd/mm/yyyy):	06/10/2023
Payment Ref ID:	2002457060/8/2023
Dept Ref ID/DRN:	2002457060/8/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002457060/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	470555
2	2002457060/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	118893
Total				589448

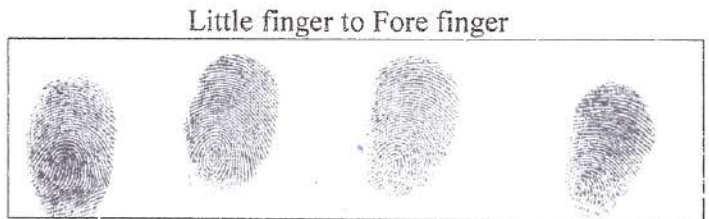
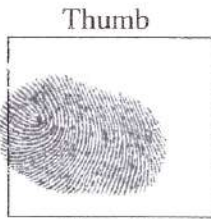
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PAID

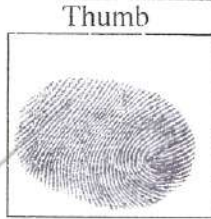
Photograph



Left Hand



Right Hand



NITIN NAPOLIM
MACHEDO

Finger prints attested by me: NITIN NAPOLIM MACHEDO

Photograph



Left Hand



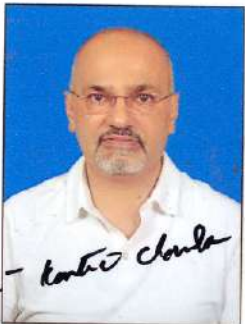
Right Hand



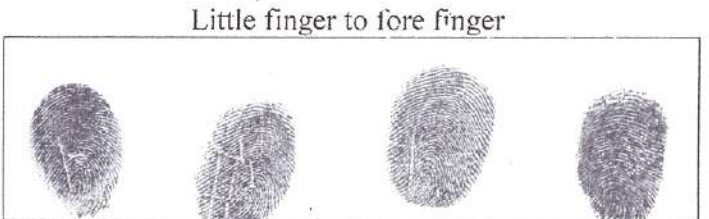
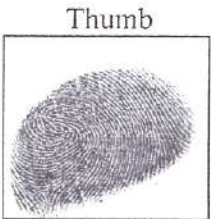
Edward Paul Machedo

Finger Prints attested by me: [Signature] Edward Paul Machedo

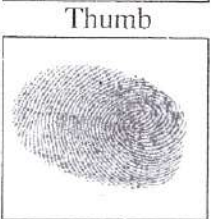
Photograph



Left Hand



Right Hand



Karim Chaudhary

Finger prints attested by me: _____

Photograph



Monish Sharma

Left Hand

Thumb



Little finger to Fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me:

Monish Sharma

Photograph



Hanyam Nimm

Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger Prints attested by me:

Hanyam Nimm

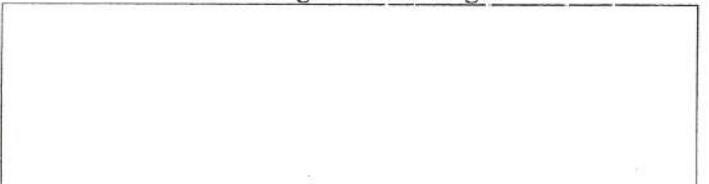
Photograph

Left Hand

Thumb



Little finger to fore finger

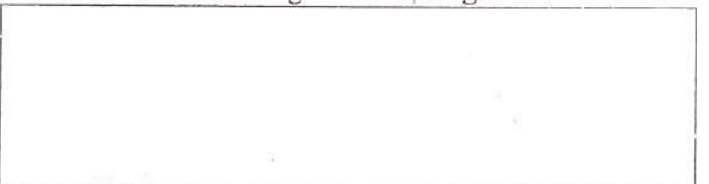


Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me:

SKETCH PLAN SHOWING THE POSITION OF VACANT LAND ON R. S. & L.R PLOT NO - 6 , 8 , 9 , 10 , 15 , L. R.KHATIAN NO - 631 , 632 , 646 , 647 , MOUZA - KANYAPUR , J.L.NO - 32 , UNDER - NUNI GRAM PANCHAYET .

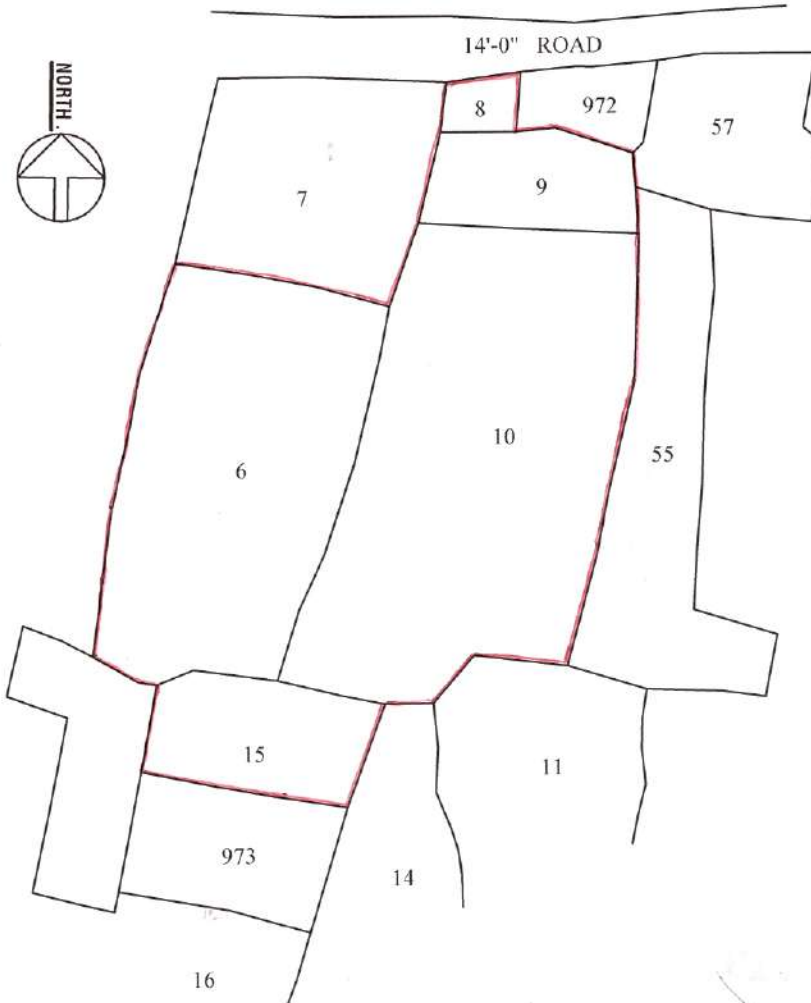
- SOLD BY 1) NITIN NAPOLIAN MACHADO , S/O NAPOLIAN PAUL MACHADO .
2) EDWARD PAUL MACHADO , S/O PAUL IGNATIUS MACHADO .
3) SUBRATA KARTIC CHANDRA SHARMA , S/O KARTICK CHANDRA SHARMA .
4) NARESH SHARMA , S/O LATE KHIROO SHARMA .

SOLD TO MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

SOLD LAND SHOWN IN RED BORDER.
AREA OF SOLD LAND - 233 DECIMAL.

R. S. & L.R. PLOT NO - 6 - LAND AREA - 82 DECIMAL.
R. S. & L.R. PLOT NO - 8 - LAND AREA - 05 DECIMAL.
R. S. & L.R. PLOT NO - 9 - LAND AREA - 18 DECIMAL.
R. S. & L.R. PLOT NO - 10 - LAND AREA - 105 DECIMAL.
R. S. & L.R. PLOT NO - 15 - LAND AREA - 23 DECIMAL.

TOTAL LAND AREA - 233 DECIMAL.



Edward Paul Machado
Subrata Kartic Chandra Sharma
Naresh Sharma
NITIN NAPOLIAN MACHADO

Debabrata Bandyopadhyay
Debabrata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM

DRAWN BY .

SELLERS' SIGNATURES .









Government of West Bengal

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





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

Signature / LTI Sheet of Query No/Year 23012002457060/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nitin Napolian Machado Mary Paul Villa, Pali, Karijbhat, City:- , P.O:- Vasai, P.S:- PALI, District:-Raigarh, Maharashtra, India, PIN:- 401201	Seller			NITIN NAPOLI MACHADO 06/10/2023
2	Mr Edward Paul Machado Mary Paul Villa, Pali, Karijbhat, City:- , P.O:- Vasai, P.S:- PALI, District:-Raigarh, Maharashtra, India, PIN:- 401201	Seller			E. Paul 06/10/2023
3	Mr Subrata Kartic Chandra Sharma Neamatpur, Near Kali Mandir, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Seller			Subrata Chandra Sharma 06/10/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Naresh Sharma Neamatpur, Near Kali Mandir, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Seller			<i>Naresh Sharma</i> 06/10/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MUNNA SINGH Son of Mr BULLU SINGH CHATA PATHAR, GLASS FACTORY, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713339	Mr Nitin Napolian Machado, Mr Edward Paul Machado, Mr Subrata Kartic Chandra Sharma, Mr Naresh Sharma, Mr Hari Narayan Misra			<i>Munna Singh</i> 06/10/2023

Subodh Kumar Majumder
06/10/2023
(Subodh Kumar Majumder)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
Paschim Bardhaman
Paschim Bardhaman, West
Bengal
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

Major Information of the Deed

Deed No :	I-2301-03933/2023	Date of Registration	09/10/2023
Query No / Year	2301-2002457060/2023	Office where deed is registered	
Query Date	26/09/2023 5:30:13 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Suvendu Sarkar Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9332203438, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,18,88,000/-	Rs. 1,18,88,640/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,75,555/- (Article:23)	Rs. 1,18,925/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Barabani, Gram Panchayat: NUNI, Mouza: Kanyapur, JI No: 32, Pin Code : 713341

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6 (RS :-)	LR-631	Baid	Baid	41 Dec	3,54,000/-	3,54,240/-	Width of Approach Road: 2 Ft.,
L2	LR-6 (RS :-)	LR-632	Baid	Baid	41 Dec	3,54,000/-	3,54,240/-	Width of Approach Road: 2 Ft.,
L3	LR-8 (RS :-)	LR-631	Bastu	Danga	3 Dec	4,32,000/-	4,32,000/-	Width of Approach Road: 14 Ft.,
L4	LR-8 (RS :-)	LR-632	Bastu	Danga	2 Dec	2,88,000/-	2,88,000/-	Width of Approach Road: 14 Ft.,
L5	LR-9 (RS :-)	LR-631	Bastu	Danga	9 Dec	6,22,000/-	6,22,080/-	Width of Approach Road: 2 Ft.,
L6	LR-9 (RS :-)	LR-632	Bastu	Danga	9 Dec	6,22,000/-	6,22,080/-	Width of Approach Road: 2 Ft.,
L7	LR-10 (RS :-)	LR-631	Nursery	Baid	26 Dec	18,72,000/-	18,72,000/-	Width of Approach Road: 2 Ft.,
L8	LR-10 (RS :-)	LR-632	Nursery	Baid	27 Dec	19,44,000/-	19,44,000/-	Width of Approach Road: 2 Ft.,
L9	LR-10 (RS :-)	LR-646	Nursery	Baid	26 Dec	18,72,000/-	18,72,000/-	Width of Approach Road: 2 Ft.,
L10	LR-10 (RS :-)	LR-647	Nursery	Baid	26 Dec	18,72,000/-	18,72,000/-	Width of Approach Road: 2 Ft.,
L11	LR-15 (RS :-)	LR-631	Nursery	Danga	11 Dec	7,92,000/-	7,92,000/-	Width of Approach Road: 2 Ft.,
L12	LR-15 (RS :-)	LR-632	Nursery	Danga	12 Dec	8,64,000/-	8,64,000/-	Width of Approach Road: 2 Ft.,
TOTAL :					233Dec	118,88,000 /-	118,88,640 /-	
Grand Total :					233Dec	118,88,000 /-	118,88,640 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Nitin Napolian Machado (Presentant) Son of Napolian Paul Machado Mary Paul Villa, Pali, Karijhat, City:- , P.O:- Vasai, P.S:-PALI, District:-Raigarh, Maharashtra, India, PIN:- 401201 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence
2	Mr Edward Paul Machado Son of Paul Ignatius Machado Mary Paul Villa, Pali, Karijhat, City:- , P.O:- Vasai, P.S:-PALI, District:-Raigarh, Maharashtra, India, PIN:- 401201 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence
3	Mr Subrata Kartic Chandra Sharma Son of Mr Kartick Chandra Sharma Neamatpur, Near Kali Mandir, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence
4	Mr Naresh Sharma Son of Late Khirao Sharma Neamatpur, Near Kali Mandir, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED 186/1, G.T.Road(East), Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Hari Narayan Misra Son of Late Gouri Shankar Misra 186/1, G.T.Road(East), Ushagram, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MUNNA SINGH Son of Mr BULLU SINGH CHATA PATHAR, GLASS FACTORY, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713339			
Identifier Of Mr Nitin Napolian Machado, Mr Edward Paul Machado, Mr Subrata Kartic Chandra Sharma, Mr Naresh Sharma, Mr Hari Narayan Misra			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Edward Paul Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-41 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Mr Subrata Kartic Chandra Sharma	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-26 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Mr Edward Paul Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-11 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Mr Nitin Napolian Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-12 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Nitin Napolian Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-41 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Edward Paul Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-3 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Nitin Napolian Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-2 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Edward Paul Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-9 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr Nitin Napolian Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-9 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr Edward Paul Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-26 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Mr Nitin Napolian Machado	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-27 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Mr Naresh Sharma	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PRIVATE LIMITED-26 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Barabani, Gram Panchayat: NUNI, Mouza: Kanyapur, JI No: 32, Pin Code : 713341

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6, LR Khatian No:- 631	Owner:এডওয়ার্ড পল মাকাডো, Gurdian:পল ইগনেটিয়াস, Address:মহারাষ্ট্র , Classification:বাইদ, Area:0.41000000 Acre,	Mr Edward Paul Machado
L2	LR Plot No:- 6, LR Khatian No:- 632	Owner:নীতিন নেপোলিয়ান মাকাডো, Gurdian:এডওয়ার্ড পল, Address:মহারাষ্ট্র , Classification:বাইদ, Area:0.41000000 Acre,	Mr Nitin Napolian Machado
L3	LR Plot No:- 8, LR Khatian No:- 631	Owner:এডওয়ার্ড পল মাকাডো, Gurdian:পল ইগনেটিয়াস, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Edward Paul Machado
L4	LR Plot No:- 8, LR Khatian No:- 632	Owner:নীতিন নেপোলিয়ান মাকাডো, Gurdian:এডওয়ার্ড পল, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Nitin Napolian Machado
L5	LR Plot No:- 9, LR Khatian No:- 631	Owner:এডওয়ার্ড পল মাকাডো, Gurdian:পল ইগনেটিয়াস, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Mr Edward Paul Machado
L6	LR Plot No:- 9, LR Khatian No:- 632	Owner:নীতিন নেপোলিয়ান মাকাডো, Gurdian:এডওয়ার্ড পল, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Mr Nitin Napolian Machado
L7	LR Plot No:- 10, LR Khatian No:- 631	Owner:এডওয়ার্ড পল মাকাডো, Gurdian:পল ইগনেটিয়াস, Address:মহারাষ্ট্র , Classification:বাইদ, Area:0.26000000 Acre,	Mr Edward Paul Machado
L8	LR Plot No:- 10, LR Khatian No:- 632	Owner:নীতিন নেপোলিয়ান মাকাডো, Gurdian:এডওয়ার্ড পল, Address:মহারাষ্ট্র , Classification:বাইদ, Area:0.27000000 Acre,	Mr Nitin Napolian Machado
L9	LR Plot No:- 10, LR Khatian No:- 646	Owner:নরেশ শর্মা, Gurdian:ক্ষীরো , Address:নিয়ামতপুর , Classification:বাইদ, Area:0.26000000 Acre,	Mr Naresh Sharma
L10	LR Plot No:- 10, LR Khatian No:- 647	Owner:সুব্রতকার্তিক চন্দ্র শর্মা, Gurdian:কার্তিক , Address:নিয়ামতপুর , Classification:বাইদ, Area:0.26000000 Acre,	Mr Subrata Kartic Chandra Sharma
L11	LR Plot No:- 15, LR Khatian No:- 631	Owner:এডওয়ার্ড পল মাকাডো, Gurdian:পল ইগনেটিয়াস, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.11000000 Acre,	Mr Edward Paul Machado
L12	LR Plot No:- 15, LR Khatian No:- 632	Owner:নীতিন নেপোলিয়ান মাকাডো, Gurdian:এডওয়ার্ড পল, Address:মহারাষ্ট্র , Classification:ডাঙ্গা, Area:0.12000000 Acre,	Mr Nitin Napolian Machado

Endorsement For Deed Number : I - 230103933 / 2023

On 06-10-2023

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

Presented for registration at 17:50 hrs on 06-10-2023, at the Private residence by Mr Nitin Napolian Machado , one of the Executants.

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 1,18,88,640/-

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

Execution is admitted on 06/10/2023 by 1. Mr Nitin Napolian Machado, Son of Napolian Paul Machado, Mary Paul Villa, Pali, Karijibhat, P.O: Vasai, Thana: PALI, , Raigarh, MAHARASHTRA, India, PIN - 401201, by caste Christian, by Profession Others, 2. Mr Edward Paul Machado, Son of Paul Ignatius Machado, Mary Paul Villa, Pali, Karijibhat, P.O: Vasai, Thana: PALI, , Raigarh, MAHARASHTRA, India, PIN - 401201, by caste Christian, by Profession Others, 3. Mr Subrata Kartic Chandra Sharma, Son of Mr Kartick Chandra Sharma, Neamatpur, Near Kali Mandir, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others, 4. Mr Naresh Sharma, Son of Late Khiroo Sharma, Neamatpur, Near Kali Mandir, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others

Indetified by Mr MUNNA SINGH, , Son of Mr BULLU SINGH, CHATA PATHAR, GLASS FACTORY, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713339, by caste Hindu, by profession Business

Subodh Kumar Majumder

**Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal**

On 09-10-2023

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 1,18,925.00/- (A(1) = Rs 1,18,886.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,18,893/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 11:48AM with Govt. Ref. No: 192023240248148268 on 06-10-2023, Amount Rs: 1,18,893/-, Bank: SBI EPay (SBlePay), Ref. No. 8609133809125 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,75,555/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 4,70,555/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 13, Amount: Rs.5,000.00/-, Date of Purchase: 06/10/2023, Vendor name: Shubhasish Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2023 11:48AM with Govt. Ref. No: 192023240248148268 on 06-10-2023, Amount Rs: 4,70,555/-,
Bank: SBI EPay (SBlePay), Ref. No. 8609133809125 on 06-10-2023, Head of Account 0030-02-103-003-02

Subodh Kumar Majumder

Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

