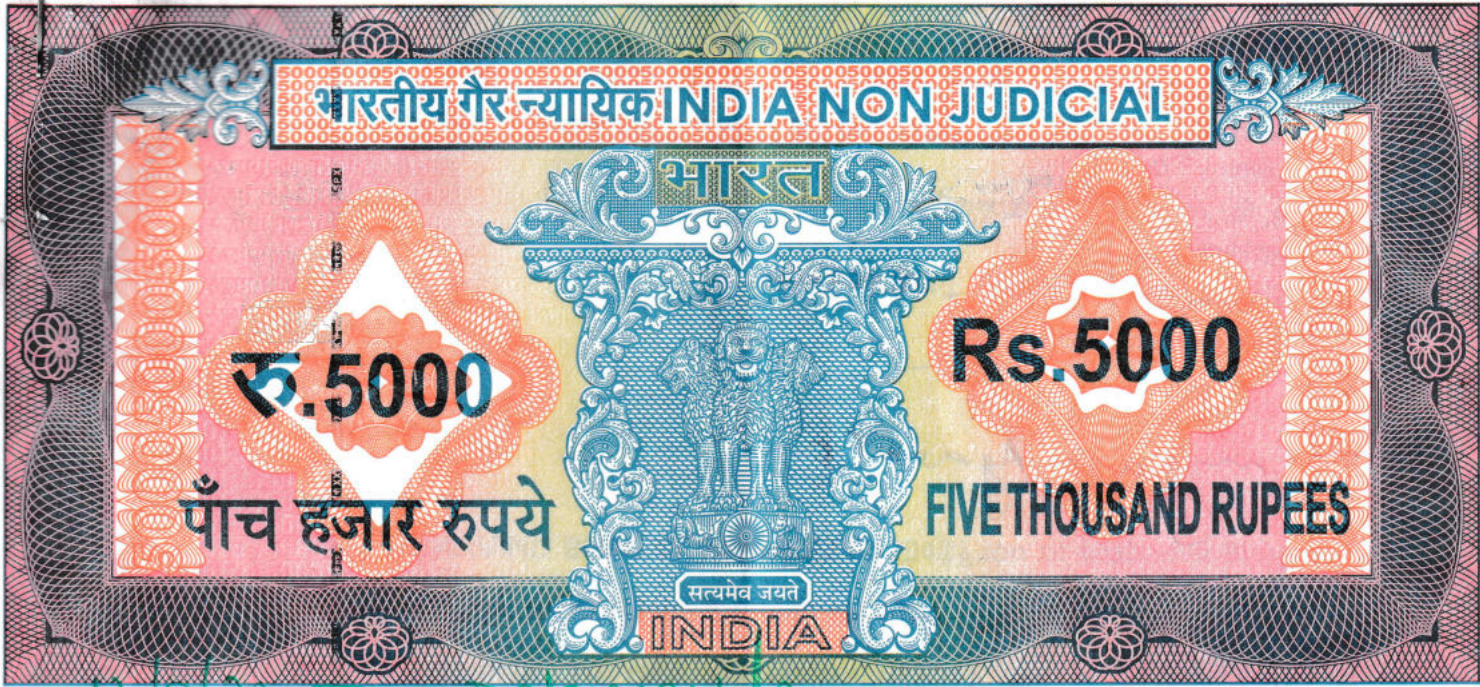


7954/2022

I - 8852



J

22/09/22 202660744/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 279152

7:25 pm  
13/09/2022  
*[Signature]*

SR - 5000/- v/ear no - 861/2022  
H-279152

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

*[Signature]*  
Addl. District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman

13 OCT 2022

GRN.19-202223-012249255-8  
GRN.19-202223-011802707-2

QUERY No :2002660744/2022

DEED OF SALE OF Rs.90,00,000/-

ASSESSED MARKET VALUE Rs. 94,03,628/-

THIS DEED OF SALE is made on this the 13<sup>th</sup> day of September 2022 BY:

Contd...P/2

1/14-11

*[Signature]*

-: 2 :-

(1) **SRI ARVIND BHAGAT(PAN.ADFPB4294B)**,son of Mahadev Bhagat  
(2) **SRI ALOK BHAGAT(PAN.BBMPB6443A)**, son of Sri Arvind Bhagat  
(3)**ANUPURNA BHAGAT (PAN.DVJPB4532F)** and (4)**ASTI BHAGAT (PAN.BESPB3051H)** both daughter of Sri Arvind Bhagat, all by faith - Hindu, citizenship-Indian, residents of West Apcar Garden , Asansol, P.O. Asansol , P.S. Asansol South), Dist. Paschim Bardhaman (previously under Dist.Burdwan ), Pin. 713304 hereinafter jointly and severally called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context all their heirs, successors, legal representatives and assigns) of the **ONE PART** ;

The vendors No.1,2 ,3 and 4 namely Sri Arvind Bhagat, Sri Alok Bhagat, Anupurna Bhagat and Asti Bhagat are represented by their constituted attorney **SRI HARI NARAYAN AGARWALA (PAN.ACSPA0467B)**son of Late Pishori Lal Agarwala, by faith Hindu, Citizenship-Indian, by occupation- Business, resident of Narsinghbandh, Near Rajasthan Club, Burnpur, P.O. Burnpur, P.S. Hirapur, Pin-713325, Dist. Paschim Bardhaman(previously under Dist. Burdwan) empowered by a registered Deed of General power of Attorney being No.25 for the year 2019 of Asansol A.D.S.R.Office (followed by Development cum Construction Agreement being No.I-14 for the year 2019) executed by the Vendors No.1,2 and 3 and another registered Deed of General power of Attorney being No. 706 for the year 2019of Asansol A.D.S.R.Office(followed by Development cum Construction Agreement being No.I-705 for the year 2019) executed by the Vendors No.4.

Contd...P/3

**IN FAVOUR OF :**

**ANAND REAL DEV. PVT.LTD(PAN : AAJCA3955E)** ,a Company registered under Companies Act, having its registered office at 1075, '**SHANTI NIWAS**' G.T. Road (West), Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan) and represented by one of its Directors **SRI ANAND AGARWAL**, Son of Sri Hari Narayan Agarwal, by faith Hindu, by occupation Business, Citizenship-Indian, resident of Narsingbandh, Near Rajasthan Club, Burnpur, P.S. Hirapur, Dist. Paschim Bardhaman(previously under Dist. Burdwan)hereinafter called the '**PURCHASER**'(which expression shall unless excluded by or repugnant to the context include its successors-in-office, legal representatives, administrators, and assigns) of the **OTHER PART ;**

**WHEREAS** one Smt. Meera Bhagat(since deceased), wife of Sri Arvind Bhagat was the lawful owner-in-possession of the land measuring an area of 06(six )satak comprised in R.S. &L.R.Plot No.409(four zero nine),measuring an area of 07.25(seven point two five)satak comprised in R.S. & L.R.Plot No.410(four one zero) and measuring an area of 09(nine )satak comprised in R.S. &L.R.Plot No.410/636(four one zero bata six three six) including other lands of mouza-Fatepur,P.S.Asansol ,Dist.Paschim Bardhaman which she purchased with specific demarcation and boundaries for valuable consideration by virtue of a registered Deed of sale being No. 6548 for the year 2006 of Asansol A.D.S.R.Office from its previous owners.

-:4:-

**AND WHEREAS** aforesaid one Smt. Meera Bhagat(since deceased), further purchased the land measuring an area of 06.75(six point seven five) satak comprised in R.S. & L.R.Plot No.408(four zero eight)including other lands of mouza-Fatepur, P.S.Asansol , Dist. Paschim Bardhaman with specific demarcation and boundaries for valuable consideration by virtue of another registered Deed of sale being No. 186 for the year 2013 of Asansol A.D.S.R. Office from its previous owners.

It is pertinent to mention here that acquisition and devolution of legal title and ownership over the said lands of the vendors of the said sale deed being No. 6548 for the year 2006 and 186 for the year 2013 of Asansol A.D.S.R. Office has been fully mentioned and described in the recital of the said sale Deeds.

**AND WHEREAS** the said lands stood recorded in the name of the said Smt. Meera Bhagat in the two finally published L.R. Record of Rights under L.R. Khatian Nos.649& 654 of mouza- Fatepur.

**AND WHEREAS** while owning and possessing the said lands with specific demarcation & boundaries aforesaid Smt. Meera Bhagat died intestate leaving her husband named Sri Arvind Bhagat(the vendor No.1 herein) and one son Sri Alok Bhagat(the vendor No.2herein) and two daughter namely Anupurna Bhagat( i.e. the vendor No.3 herein)& Asti Bhagat(the vendor No.4 herein) as her only legal heirs and successors who jointly inherited the said lands as stated above including various other lands in equal undivided 1/4<sup>th</sup> shares each left by aforesaid deceased Smt. Meera Bhagat.

Contd...P/5

-:5:-

**AND WHEREAS** since the date of such inheritance the vendors had been and have been owning and possessing the said lands peacefully and uninterruptedly within the notice and knowledge of all.

**AND WHEREAS** the vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said lands which are free from all encumbrances, charges and/or mortgages;

**AND WHEREAS** the vendors declared and expressed their intention to sell and transfer the lands measuring an area of 05 (five) satak comprised in and being part of R.S. & L.R.Plot No.409(four zero nine), measuring an area of 07(seven) satak comprised in and being part of R.S. & L.R.Plot No.410(four one zero) , measuring an area of 02.30(two point three)satak comprised in and being part of R.S. & L.R.Plot No.410/636(four one zero bata six three six) and measuring an area of 05.50(five point five zero)satak comprised in and being part of R.S. & L.R.Plot No.408 (four zero eight) having total area of 19.80(nineteen point eight zero) satak of mouza-Fatepur, P.S.Asansol , Dist. Paschim Bardhaman which are morefully mentioned in the schedule below and the purchaser having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned lands at a total consideration of Rs.90,00,000/- (Rupees ninety lacs) only;

*Q. 30*

Contd...P/6

-:6:-

**AND WHEREAS** the vendors considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality accepted the said offer of the purchaser and agreed to sell, convey and transfer the schedule mentioned lands unto and in favour of the purchaser at and for the said consideration of Rs.90,00,000/- (Rupees ninety lacs ) 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.90,00,000/- (Rupees ninety lacs ) only paid by the purchaser to the vendors as per memo of consideration written at the foot of this Deed (the receipt whereof the vendors does hereby admit and acknowledge) as total price of the said property the vendors doth hereby grant, convey sell and transfer all that lands more fully mentioned in the schedule below unto and to the uses of the purchaser together with the right of path, passage, lights, liberties, privileges, easements and appurtenances whatsoever attached and concerning to the said lands free from any or all encumbrances **TO HAVE AND TO HOLD** the said lands hereby granted, conveyed and transferred unto and to the use of the purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease mortgage, exchange or otherwise **AND THAT** the said vendors for themselves, their heirs 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 lands and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently



Contd...P/7

-:7:-

entitled to the said lands and that the vendors have not in any way encumbrance the said land intended to be conveyed by this deed of sale **AND THAT** the purchaser including all its successors-in-office and legal representatives shall and may at all times peacefully/quietly hold, possess, uses and enjoy the said property as lawful and rightful owners thereof with right to make/raise building, rebuilding, all sorts of constructions and structure upon the said land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for them **AND THAT** the 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 purchaser that if it transpires that the Schedule mentioned lands is not free from all encumbrances and/or the vendors have no valid perfect and marketable title to the said lands as herein before stated by the vendors in that event the vendors including all their legal heirs and successor 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 offer due to any defect in the title of the vendors in respect of the said lands hereby sold to the purchaser and by executing this deed of sale peaceful possessions of the schedule mentioned lands are hereby delivered to the purchaser.

 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-1, Asansol under the State of West Bengal as also in the Records of Asansol Municipal Corporation and the vendors undertakes to render all such help and assistance as will be found essential in this regard.

Contd...P/8

-:8:-

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

In the Dist. of Paschim Bardhaman (previously under Dist. Burdwan), P.S. Asansol, Chowki & A.D.S.R. Office Asansol, within Mouza-Fatepur, J.L. No.7, all those lands under L.R. Khatian No. 649 & 654 particulars of the land mentioned herein below:-

<b><u>R.S. &amp;L.R.Plot No.</u></b>	<b><u>Under L.R.Khatian No.</u></b>	<b><u>Area sold</u></b>	<b><u>class</u></b>
409	649	05(five)satak	Baid
410	649	05(five)satak	Baid
410	654	02(two)Satak	Baid
410/636	649	02.30(two point three zero)satak	Baid
408	649	05.50(five point five zero)satak	Kanali

Having Total Sold Area 19.80 (nineteen point eighty)satak

The land hereby sold is butted & bounded By:

On the North: by the G.T.Road.

On the South: by the Land of Anand Kumar Keshri.

On the East: by the Land of others.

On the West: by the Land of the Vendor.

Contd...P/9



-:9:-

The proportionate annual rent is payable to the state of West Bengal through S.D.L.& L.R.O. Extn. Part-1, Asansol.

A Sheet containing finger prints of both hands of the parties along with photographs duly attested by them is kept after this deed.

**MEMO OF CONSIDERATION**

1.Rs.30,00,000/- (Rupees thirty lacs)only paid by cheque being No. 442697 of I.D.B.I, Asansol Branch.

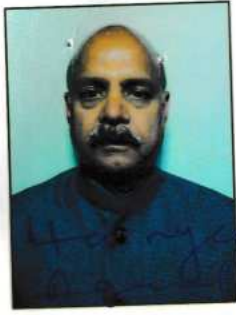
2.Rs.30,00,000/- (Rupees thirty lacs)only paid by cheque being No. 442698 of I.D.B.I, Asansol Branch.

3.Rs.29,10,000/- (Rupees twenty nine lacs ten thousand)only paid by cheque being No. 442699 of I.D.B.I, Asansol Branch.

4.Rs.90,000/- (Rupees ninety thousand )only for TDS deducted @ 1% on total consideration Rs.90,00,000/-only as per provisions of Income Tax Act 1961.



Contd...P/10



*Hairinayau Agavala*

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

*Hairinayau Agavala*



*Hand Agavala*

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



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



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

-:10:-

IN WITNESS WHEREOF the vendors named above signed and executed this deed of sale on the day, month and year first above written.

WITNESSES:-

1. Sanjay Kumar Sharma  
S/O of R.S. Sharma  
Narsingh Banih  
Bunpur, 713325

*Harinarayan Agarwal*

As constituted Attorney  
Of Sri Arvind Bhagat.  
Sri Alok Bhagat  
Anupurna Bhagat  
Asti Bhagat

\_\_\_\_\_  
Signature of the Vendors

2. Chiranjit Banerjee  
S/O Tapas Banerjee  
Kulti Sripur Road  
P.S - Kulti  
P.O - Gangutia

Drafted and prepared by  
Me as per instructions of  
The vendor & readover  
& explained by me to him  
& typed in my office.

*Pallab Roychowdhury*

**PALLAB ROYCHOWDHURY**  
Advocate Asansol Court  
E. No. F - 506/99



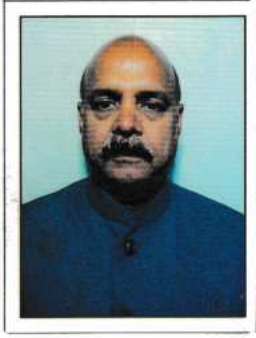



Government of West Bengal

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 23052002660744/2022

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	Shri HARI NARAYAN AGARWALA NARSINGBANDH NEAR RAJASTHAN CLUB BURNPUR, City:- , P.O:- BURNPUR, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Attorney of Seller [Shri ARVIND BHAGAT] ,[Shri ALOK BHAGAT] ,[ ANUPUR NA BHAGAT] ,[ ASTI BHAGAT]			Hari Narayan Agarwala 13/09/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJOY KUMAR SAHARMA Son of Late RADHESHYAM SHARMA NARSINGBANDH JANTA ROAD BURNPUR, City:- Asansol, P.O:- BURNPUR, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Shri HARI NARAYAN AGARWALA		 VCT No-1752	Sanjoy Kumar Sharma 13/09/22

(Manoj Kumar Mandal)

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



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

GRN Details

GRN: 192022230118027072 Payment Mode: Counter Payment  
GRN Date: 09/09/2022 09:50:01 Bank/Gateway: IDBI Bank  
BRN : 716166767 BRN Date: 09/09/2022 00:00:00  
Payment Status: Successful Payment Ref. No: 2002660744/7/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr ANAND AGARWAL  
Address: NARSINGHBANDH  
Mobile: 9732888800  
Period From (dd/mm/yyyy): 09/09/2022  
Period To (dd/mm/yyyy): 09/09/2022  
Payment ID: 2002660744/7/2022  
Dept Ref ID/DRN: 2002660744/7/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002660744/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	368973
2	2002660744/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	93498
			<b>Total</b>	<b>462471</b>

IN WORDS: FOUR LAKH SIXTY TWO THOUSAND FOUR HUNDRED SEVENTY ONE ONLY.

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



GRN Details

GRN: 192022230122492558  
GRN Date: 15/09/2022 15:24:52  
BRN : 1018362888219  
Gateway Ref ID: 225859941358  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 15/09/2022 15:27:13  
Method: State Bank of India UPI  
Payment Ref. No: 2002660744/19/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ANAND AGARWAL  
Address: NARSINGHBANDH  
7001048194  
Mobile: Buyer/Claimants  
Depositor Status: 2002660744  
Query No: Mr Pallab Roychowdhury  
Applicant's Name: A.D.S.R. ASANSOL  
Address: A.D.S.R. ASANSOL  
Office Name: 2002660744/19/2022  
Identification No: Sale, Sale Document Payment No 19  
Remarks:

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002660744/19/2022	Property Registration- Stamp duty	0030-02-103-003-02	2182
2	2002660744/19/2022	Property Registration- Registration Fees	0030-03-104-001-16	545
			<b>Total</b>	<b>2727</b>

IN WORDS: TWO THOUSAND SEVEN HUNDRED TWENTY SEVEN ONLY.

## Major Information of the Deed

Deed No :	I-2305-08852/2022	Date of Registration	13/10/2022
Query No / Year	2305-2002660744/2022	Office where deed is registered	
Query Date	05/09/2022 12:34:20 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, 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. 90,00,000/-	Rs. 94,03,628/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,76,155/- (Article:23)	Rs. 94,043/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: G. T. Road Fatepur, Road Zone : (On Road -- On Road) , Mouza: Fatepur, JI No: 0, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-408	RS-649	Other Commercial Usage	Kanali	1.75 Dec	15,00,000/-	15,27,273/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	RS-408	RS-649	Bastu	Kanali	3.75 Dec	15,00,000/-	16,36,362/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	RS-409	RS-649	Bastu	Baid	5 Dec	21,00,000/-	21,81,816/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	RS-410	RS-649	Bastu	Baid	5 Dec	21,00,000/-	21,81,816/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	RS-410	RS-654	Bastu	Baid	2 Dec	8,00,000/-	8,72,726/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L7	RS-410/636	RS-649	Bastu	Baid	2.3 Dec	10,00,000/-	10,03,635/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>19.8Dec</b>	<b>90,00,000 /-</b>	<b>94,03,628 /-</b>	
<b>Grand Total :</b>					<b>19.8Dec</b>	<b>90,00,000 /-</b>	<b>94,03,628 /-</b>	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri ARVIND BHAGAT</b> Son of Late MAHADEV BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Shri ALOK BHAGAT</b> Son of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>ANUPURNA BHAGAT</b> Daughter of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>ASTI BHAGAT</b> Daughter of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANAND REAL DEV PVT LTD</b> 1075 SHANTI NIWAS G T ROAD WEST ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAXxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri HARI NARAYAN AGARWALA (Presentant )</b> Son of Late PISHORILAL AGARWALA NARSINGBANDH NEAR RAJASTHAN CLUB BURNPUR, City:- , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri ARVIND BHAGAT, Shri ALOK BHAGAT, ANUPURNA BHAGAT, ASTI BHAGAT

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri ARVIND BHAGAT</b> Son of Late MAHADEV BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Shri ALOK BHAGAT</b> Son of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>ANUPURNA BHAGAT</b> Daughter of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>ASTI BHAGAT</b> Daughter of Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANAND REAL DEV PVT LTD</b> 1075 SHANTI NIWAS G T ROAD WEST ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri HARI NARAYAN AGARWALA (Presentant )</b> Son of Late PISHORILAL AGARWALA NARSINGBANDH NEAR RAJASTHAN CLUB BURNPUR, City:- , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri ARVIND BHAGAT, Shri ALOK BHAGAT, ANUPURNA BHAGAT, ASTI BHAGAT

**Representative Details :****Name,Address,Photo,Finger print and Signature****1 Shri ANAND AGARWAL**

Son of Shri HARI NARAYAN AGARWALA NARSINGHBANDH NEAR RAJASTHAN CLUB BURNPUR,  
City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:-  
713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided  
by UIDAI Status : Representative, Representative of : ANAND REAL DEV PVT LTD

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANJOY KUMAR SAHARMA</b> Son of Late RADHESHYAM SHARMA NARSINGHBANDH JANTA ROAD BURNPUR, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325			

Identifier Of Shri HARI NARAYAN AGARWALA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-0.4375 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-0.4375 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-0.4375 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-0.4375 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-0.9375 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-0.9375 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-0.9375 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-0.9375 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-1.25 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-0.5 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-0.5 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-0.5 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-0.5 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND BHAGAT	ANAND REAL DEV PVT LTD-0.575 Dec
2	Shri ALOK BHAGAT	ANAND REAL DEV PVT LTD-0.575 Dec
3	ANUPURNA BHAGAT	ANAND REAL DEV PVT LTD-0.575 Dec
4	ASTI BHAGAT	ANAND REAL DEV PVT LTD-0.575 Dec

13-09-2022

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

Presented for registration at 19:25 hrs on 13-09-2022, at the Private residence by Shri HARI NARAYAN AGARWALA

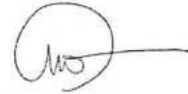
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,03,628/-

Executed by Attorney

Execution by Shri HARI NARAYAN AGARWALA, , Son of Late PISHORILAL AGARWALA, NARSINGBANDH NEAR RAJASTHAN CLUB BURNPUR, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business as constituted attorney for 1. Shri ARVIND BHAGAT WEST APCAR GARDEN ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, 2. Shri ALOK BHAGAT WEST APCAR GARDEN ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, 3. ANUPURNA BHAGAT WEST APCAR GARDEN ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, 4. ASTI BHAGAT WEST APCAR GARDEN ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304 is admitted by him

Indetified by Mr SANJOY KUMAR SAHARMA, , , Son of Late RADHESHYAM SHARMA, NARSINGBANDH JANTA ROAD BURNPUR, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Private Service



Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal

On 14-09-2022

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 94,043.00/- ( A(1) = Rs 94,036.00/- ,E = Rs 7.00/- ) and Registration Fees paid by by online = Rs 93,498/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 12:00AM with Govt. Ref. No: 192022230118027072 on 09-09-2022, Amount Rs: 93,498/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 716166767 on 09-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,76,155/- and Stamp Duty paid by by online = Rs 3,68,973/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 12:00AM with Govt. Ref. No: 192022230118027072 on 09-09-2022, Amount Rs: 3,68,973/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 716166767 on 09-09-2022, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal

-10-2022

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 94,043.00/- ( A(1) = Rs 94,036.00/- , E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 545/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 3:27PM with Govt. Ref. No: 192022230122492558 on 15-09-2022, Amount Rs: 545/-, Bank: SBI EPay ( SBlePay), Ref. No. 1018362888219 on 15-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,76,155/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,182/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 342, Amount: Rs.5,000.00/-, Date of Purchase: 08/09/2022, Vendor name: P K Das

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 3:27PM with Govt. Ref. No: 192022230122492558 on 15-09-2022, Amount Rs: 2,182/-, Bank: SBI EPay ( SBlePay), Ref. No. 1018362888219 on 15-09-2022, Head of Account 0030-02-103-003-02



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

icate of Registration under section 60 and Rule 69.

istered in Book - I

lume number 2305-2022, Page from 192440 to 192462

eing No 230508852 for the year 2022.



Digitally signed by SUBODH KUMAR  
MAJUMDER  
Date: 2022.10.20 11:35:57 +05:30  
Reason: Digital Signing of Deed.

*Subodh Kumar Majumdar*

(Subodh Kumar Majumdar) 2022/10/20 11:35:57 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)