

6742/19

D 7122



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 723897

*Handwritten:* 21/8/19

*Handwritten:* S-D-1000/-

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  
20 AUG 2019

*Handwritten:* Shamu

Ref : Query No. 02050001229727/2019

GRN : 19-201920-005324098-2

DEED OF SALE of Rs. 2,07,000/-

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 14, Mouza Gopalpur

R.S. & L.R. Plot No. 159, L.R. Khatian No. 418,

Measuring an area of 08 (Eight) decimals of land

THIS DEED OF SALE made on this the 2<sup>nd</sup> day of August,

2019, BY and BETWEEN :-

Page 1 of 7

Chandan Kumar Sharma

Sri Chandan Kumar Sharma son of Sri Ramayan Sharma, by faith Hindu, by occupation Business, resident of Central Kajora near B.Ed. College, P.O. Kajora Gram, PIN-713338, P.S. Andal, Dist. Paschim Bardhaman hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, legal representatives and assigns) of the ONE PART.

AND

In favour of JYOTINETFLEX PROJECTS PRIVATE LIMITED, a company incorporated under the Companies Act 1956, PAN-AAECJ3225F, having its office at Shakespeare Sarani, Jyoti Nagar, near Webel IT Park, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, represented by its Directors 1) Sri Amarjyoti Mondal son of Sri Joydeb Mondal, by faith Hindu, by occupation Business, PAN-DUIPM7272K, by citizenship Indian, resident of A-Block, Sen-Raleigh, P.O. Kanyapur, PIN-713341, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, 2) Ehteram Azmi son of Md. Yaseen, by faith Muslim, by occupation Business, PAN-AJGPA1705M by citizenship Indian, resident of O.K. Road, Near Zikra Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, 3) Md. Kalimuddin son of late Md. Moinuddin, by faith Muslim, by occupation Business, PAN-APKPK4193F,

*Chandan Kumar Sharma*

by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall include it's successor-in-office, assigns, legal representatives unless contrary to and repugnant to the context) of the OTHER PART.

WHEREAS 1) Sri Keran Bauri son of late Sudhir Bauri alias Habu Bauri of Sete Kanyapur, P.S. Asansol (North), Dist. Paschim Bardhaman, 2) Sri Rahul Bouri son of late Aswini Bouri, of Marichkota, P.S. Asansol (North), Dist. Paschim Bardhaman, 3) Smt. Priya Bouri wife of Sri Raju Bouri (daughter of late Aswini Bouri) of Bartoria, P.S. Neturia, Dist. Purulia, 4) Smt. Bina Bouri wife of late Aswini Bouri of Marichkota, P.S. Asansol (North), Dist. Paschim Bardhaman sold and transferred the land measuring 44 (Forty four) decimals on R.S. & L.R. Plot No. 159 (One hundred fifty nine) under L.R. Khatian No. 418 (Four hundred eighteen), 419 (Four hundred nineteen) and 420 (Four hundred twenty) within Mouza Gopalpur, J.L. No. 14, P.S. Asansol, Dist. Paschim Bardhaman to the vendor Sri Chandan Kumar Sharma by a registered deed of sale being no. 020504494 for the year 2019 of Addl. Dist. Sub-Registry office.

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of the land measuring 44 (Forty four) decimals in the above noted plot and since the date of such

Chandru Kr Sana,

purchase he has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 08 (Eight) decimals in the above noted plot morefully mentioned in the schedule below on a consideration of Rs. 2,07,000/- (Rupees two lac seven thousand) only free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 2,07,000/- (Rupees two lac seven thousand) only to the vendor.

AND WHEREAS the vendor have received the said sum of Rs. 2,07,000/- (Rupees two lac seven thousand) only from purchaser.

**NOW THIS INDENTURE WITNESSETH**

That in pursuance of the said contract and in consideration of sum of Rs. 2,07,000/- (Rupees two lac seven thousand) only to the vendor paid by the purchaser, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 2,07,000/- (Rupees two lac seven thousand) only from the purchaser, the vendor doth hereby sell, grant, convey and transfer unto the purchaser all the property mentioned in the schedule hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendor has/had and so long enjoyed and also of all areas fully mentioned in the schedule below TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, it's heirs,

Chandru kumar Sharma

successors, executors and assigns forever in the absolute right, title, interest AND the said vendor hereby for himself, his heirs, successors and assigns covenant with the said purchaser and declare that he is seized and possessed of and has not in any way encumbered or charged the schedule property to be conveyed by this deed of sale and that the said purchaser, it's heirs, successors, executors and assigns shall admit at all times peaceably and quietly possess and enjoy the said land morefully mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for him or them and that the purchaser is at liberty to use and enjoy the said land mentioned in the schedule below according to it's choice and preference AND THAT the said vendor shall and will for all time to come at the request of the purchaser at the cost of the purchaser, it's heirs, successors and assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendor further covenant that if it transpires that the property hereby sold by the vendor is not free from all encumbrances as herein before stated by the vendor, shall make good all loss to be sustained by the purchaser and to pay the consideration money together with damage at a time.

*Relaxer to Shree,*

Be it further stated that the purchaser, it's heirs, successors and assigns will enjoy the said land from generation to generations with all the rights, title interest of the vendor according to it's choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutate it's name towards of the conveyed property and to pay tax/taxes to the Authority/Authorities in the name of the purchaser from this day of sale having landlord the Govt. of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

**SCHEDULE OF THE PROPERTY**

In the Dist. of Paschim Bardhaman, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 14, Mouza Gopalpur, L.R. Khatian No. 418 (Four hundred eighteen),

R.S. & L.R. Plot No. 159 (One hundred fifty nine), Class Baid, measuring 08 (Eight) decimals of land is hereby sold.

**Butted & Bounded by :-**

**On the North** : Land on R.S. & L.R. Plot No. 931  
of Mouza Marichkota.

**On the South** : Land on R.S. & L.R. Plot No. 160  
of Mouza Gopalpur.

**On the East** : Land on R.S. & L.R. Plot No. 159  
of Mouza Gopalpur.

**On the West** : Land on R.S. & L.R. Plot No. 932  
of Mouza Marichkota.

Proposed use : Patit.

Proportionate yearly rent is payable to the state of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

IN WITNESS WHEREOF the vendor execute this deed of sale on the day, month, year first above written.

**WITNESSES**

1. *Zafar Imam*  
S/o *Fazlur Rahman*.  
Sitarampur, P.S. Kultia  
Dist - Paschim Bardhaman.  
Pin No - 713359.
2. *Asghar Anis*  
of *Sitarampur*.

*Chanda kr Shama*  
**Signature of the Vendor**

Drafted & Prepared by me and printed in my office, read over & explained by me to the executant.

*Majibur Rahaman*  
(Majibur Rahaman)  
Deed Writer, Licence No. 23  
A.D.S.R office, Asansol.

**Note :** One sheet containing the finger prints and photographs duly attested by the party concerned is annexed hereto.

*Chanda kr Shama*



Amajyoti Mondal

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

Amajyoti Mondal



Chhesam Agar

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

Chhesam Agar



Md. Kalimuddin

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

Md. Kalimuddin

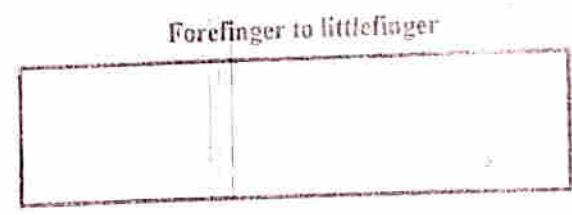
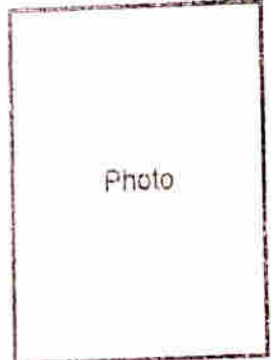
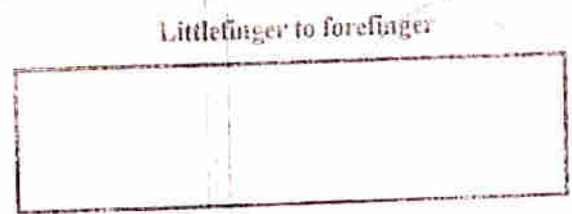
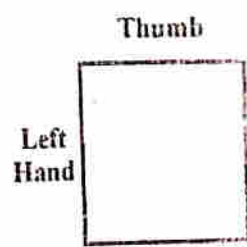


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

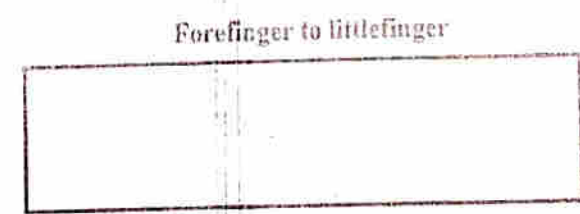
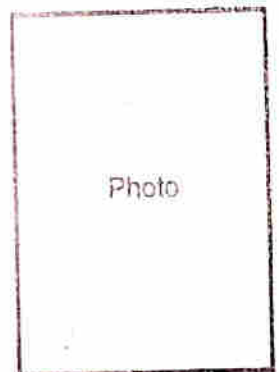
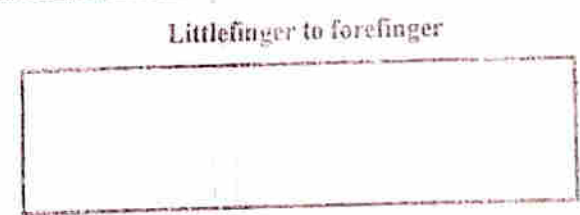




Finger Print attested by me : *Whandur K. S. Shunna*



Finger Print attested by me :



Finger Print attested by me :

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

19-201920-005324098-2  
Payment Mode Counter Payment  
IN Date: 02/08/2019 11:03:21 Bank : United Bank  
URN : S32546100 BRN Date: 02/08/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050001229727/2/2019

[Query No./Query Year]

Name : Majibur Rahaman  
Contact No. : Mobile No. : +91 9474539200  
E-mail :  
Address : Rashdanga Asansol  
Applicant Name : Mr Majibur Rahaman  
Office Name :  
Office Address :  
Status of Depositor : Deed Writer  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050001229727/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	11430
2	02050001229727/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	2077
Total				13507

In Words : Rupees Thirteen Thousand Five Hundred Seven only





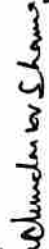



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02050001229727/2019

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 Chandan Kumar Sharma Central Kajora Near B.Ed. College, P.O:- Kajora Gram, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713338	Seller		 16/4/19	
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Zafar Imam Son of Mr Fazlur Rahman Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:- Burdwan, West Bengal, India, PIN - 713359	Shri Chandan Kumar Sharma			

  
(Hillal Ghosh)

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

## Major Information of the Deed

Deed No :	I-0205-07122/2019	Date of Registration	20/08/2019
Deed No / Year	0205-0001229727/2019	Office where deed is registered	
Query Date	29/07/2019 5:39:17 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. : 9474539200, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,07,000/-	Rs. 2,07,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,430/- (Article:23)	Rs. 2,077/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Gopalpur (14), JI No: 14, Pin Code : 713341

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-159	LR-418	Patit	Baid	8 Dec	2,07,000/-	2,07,000/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					8Dec	2,07,000 /-	2,07,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Chandan Kumar Sharma (Presentant )</b> Son of Shri Ramayan Sharma Central Kajora Near B.Ed. College, P.O:- Kajora Gram, P.S:- Andal, District:- Burdwan, West Bengal, India, PIN - 713338 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence

**Details :****Name,Address,Photo,Finger print and Signature****JYOTINETFLEX PROJECTS PRIVATE LIMITED**

Shakespeare Sarani, Jyoti Nagar, Near Webel IT Par, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 ,Aadhaar No Not Provided, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Amarjyoti Mondal</b> Son of Shri Joydeb Mondal A-Block, Sen-Ralcigh, P.O:- Kanyapur, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713341, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED
2	<b>Ehteram Azmi</b> Son of Md Yaseen O.K. Road, Near Zikra Masjid, Railpar, Asansol,, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)
3	<b>Md Kalimuddin</b> Son of Late Md Moinuddin Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol,, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Zafar Imam</b> Son of Mr Fazlur Rahman Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713359			

Identifier Of Shri Chandan Kumar Sharma

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Chandan Kumar Sharma	JYOTINETFLEX PROJECTS PRIVATE LIMITED-8 Dec

## Details as per Land Record

Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Off Road), Mouza: Gopalpur (14), JI No: 14, Pin Code : 713341

Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
LR Plot No:- 159, LR Khatian No:- 418	Owner:কেরান বাড়ী, Gurdian: সূমী বাড়ী, Address:বাড়ী পাড়া কন্যাপুর, Classification:বাইদ, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 020507122 / 2019

On 02-08-2019

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

Presented for registration at 17:45 hrs on 02-08-2019, at the Private residence by Shri Chandan Kumar Sharma, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,07,000/-

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

Execution is admitted on 02/08/2019 by Shri Chandan Kumar Sharma, Son of Shri Ramayan Sharma, Central Kajora Near B.Ed. College, P.O: Kajora Gram, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713338, by caste Hindu, by Profession Business

Indetified by Mr Zafar Imam, , , Son of Mr Fazlur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others



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

On 09-08-2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,077/- ( A(1) = Rs 2,070/- ,E = Rs 7/- ) and Registration Fees paid by by online = Rs 2,077/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2019 12:00AM with Govt. Ref. No: 192019200053240982 on 02-08-2019, Amount Rs: 2,077/-, Bank: United Bank ( UTBI00CH175), Ref. No. S32546100 on 02-08-2019, Head of Account 0030-03-104-001-16

**of Stamp Duty**  
that required Stamp Duty payable for this document is Rs. 12,430/- and Stamp Duty paid by online = Rs  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Date on 02/08/2019 12:00AM with Govt. Ref. No: 192019200053240982 on 02-08-2019, Amount Rs: 11,430/-,  
Bank: United Bank ( UTBI00CH175), Ref. No. S32546100 on 02-08-2019, Head of Account 0030-02-103-003-02

*Hiloi Ghosh*

Hiloi Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

On 20-08-2019

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,430/- and Stamp Duty paid by Stamp Rs 1,000/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 643, Amount: Rs.1,000/-, Date of Purchase: 31/07/2019, Vendor name: B D

*Hiloi Ghosh*

Hiloi Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 0205-2019, Page from 135154 to 135170  
g No 020507122 for the year 2019.



Digitally signed by HILLOL GHOSH  
Date: 2019.08.27 12:21:43 +05:30  
Reason: Digital Signing of Deed.

*Hillol Ghosh*

(Hillol Ghosh) 8/27/2019 12:21:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)