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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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25/02/2020

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

*[Signature]*

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

25 FEB 2020

Ref : Query No. 02050000169829/2020

GRN: 19-201920-019350083-1

DEED OF SALE of Rs. 4,60,000/-

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 2, Mouza Marichkota,

L.R. Khatian No, 469, R.S. & L.R. Plot No. 930

and 934, Measuring : 16 (Sixteen) decimals of land.

THIS DEED OF SALE made on this the 25<sup>th</sup> day of February,

2020, BY and BETWEEN :-

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**"NETFLEX HOMES PRIVATE LIMITED."**, a company incorporated under the Companies Act 1956, 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 Director **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, Aadhaar No. 746225670974, 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 "VENDOR" (which expression shall include its heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the ONE PART.

**AND**

In favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act 1956, 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, in the state of West Bengal represented by its Director **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, Aadhaar No. 746225670974, by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North),

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Sub-Division and 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 one Sri Gopal Kedia son of late Jhabarmal Kedia of Dhadka Road, Railpar, Asansol, P.S. Asansol (North), Dist. Paschim Bardhaman sold and transferred the land measuring 08 (Eight) decimals on R.S. Plot No. 930 (Nine hundred thirty) and 08 (Eight) decimals on R.S. Plot No. 934 (Nine hundred thirty four) under L.R. Khatian No. 469 (Four hundred sixty nine) within Mouza Marichkota, P.S. Asansol, Dist. Paschim Bardhaman along with other properties to the vendor 'NETFLEX HOMES PRIVATE LIMITED.' by a registered deed of sale being no. 2448 for the year 2019 of Addl. Dist. Sub-Registry office Asansol.

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of the land measuring 16 (Sixteen) decimals in the above noted plots morefully mentioned in the schedule below and since the date of such purchase the vendor has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor to meet it's lawful necessity has proposed to sell the land measuring 16 (Sixteen) decimals mentioned in the schedule below on a consideration of Rs. 4,60,000/- (Rupees four lac sixty thousand) only free from all encumbrances.

AND WHEREAS the purchaser has offered to purchase the same at a consideration of Rs. 4,60,000/- (Rupees four lac sixty thousand) only and the vendor has accepted the said offer of the purchaser and has agreed to sell the said land mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 4,60,000/- (Rupees four lac sixty thousand) only to the vendor by Cheque.

AND WHEREAS the vendor has received the said sum of Rs. 4,60,000/- (Rupees four lac sixty thousand) only from the purchaser.

**NOW THIS INDENTURE WITNESSETH**

That in pursuance of the said contract and in consideration of sum of Rs. 4,60,000/- (Rupees four lac sixty thousand) only paid by the purchaser to the vendor, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 4,60,000/- (Rupees four lac sixty thousand) only from the purchaser, the vendor doth hereby grant, sell, 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 successors, executors, administrators and assigns

forever in the absolute right, title, interest AND the said vendor hereby for itself, it's heirs, executors, administrators or assigns covenant with the said purchaser and declare that the vendor is seized and possessed of and has not in any way encumbered or charged or caused to be encumbered or charged the schedule mentioned property to be conveyed by this deed of sale and that the said purchaser, it's successors, executors and assigns shall admit at all times, peaceably and quietly possess and enjoy the said land mentioned in the schedule below and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for the vendor and that the purchaser is at liberty to use and enjoy the property 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, executors or 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 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 conveyed 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. It is also mentioned that the purchaser will not convert the land within five years.

Be it further stated that the purchaser, it's successors, administrators or assigns will enjoy the property 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, exchange etc. and is at liberty to mutate in the name of the purchaser 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, P.S. Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 2, Mouza Marichkota, L.R. Khatian No. 469 (Four hundred sixty nine),

- 1) R.S. & L.R. Plot No. 930 (Nine hundred thirty), Class Baid, measuring 08 (Eight) decimals.
- 2) R.S. & L.R. Plot No. 934 (Nine hundred thirty four), Class Baid, measuring 08 (Eight) decimals.

Total measuring 16 (Sixteen) decimals of land is hereby sold.

Proposed use : Baid.

The sold land is all along surrounded by agricultural land and there is no road.

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. *Amr 803 Azmi*  
S/o Md. Yasin  
OK Road Near Zikro Masjid  
Asansol-2

2. *Ajaz Alam*  
S/o Sarfaraz Alam  
Rail Post Asansol-2

**Netflex Homes Private Limited**

*M D. Kalimuddin*

Director

**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.



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

92019200193500831

24/02/2020 15:42:30

46357871

Payment Mode Online Payment

Bank : ICICI Bank

BRN Date: 24/02/2020 15:43:35

DEPOSITOR'S DETAILS

Id No. : 02050000169829/3/2020

[Query No./Query Year]

Ayaz Alam

Contact No. :

Mobile No. : +91 7908755807

Email :

Address :

Jahangiri Mohalla Asansol

Applicant Name :

Mr Majibur Rahaman

Office Name :

Office Address :

Status of Depositor :

Others

Purpose of payment / Remarks :

Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050000169829/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	22646
2	02050000169829/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	4613

Total

27259

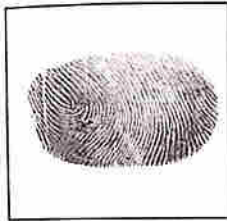
In Words :

Rupees Twenty Seven Thousand Two Hundred Fifty Nine only

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me : Md. Kalimuddin

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand

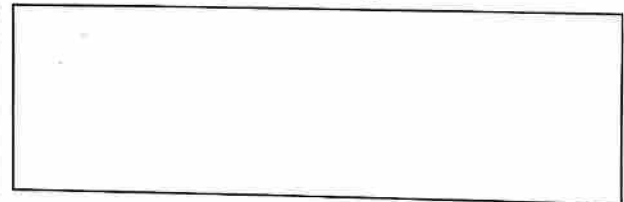
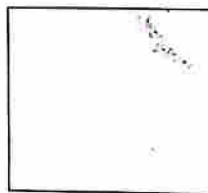


Finger prints attested by me : Md. Kalimuddin

Thumb

Little finger to fore finger

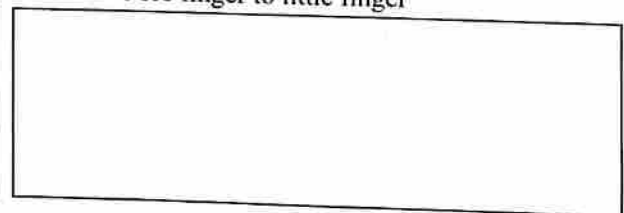
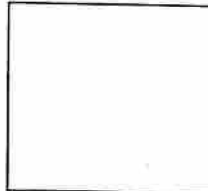
Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me : \_\_\_\_\_

Photograph



Md. Kalimuddin

### Major Information of the Deed

	I-0205-01486/2020	Date of Registration	25/02/2020
Year	0205-0000169829/2020	Office where deed is registered	
	30/01/2020 12:36:32 PM	A.D.S.R. ASANSOL, District: Burdwan	
Part Name, Address Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713301, Mobile No. : 7001351146, Status : Deed Writer		
Transaction	Additional Transaction		
1) Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,60,000/-	Rs. 4,60,608/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 27,646/- (Article:23)	Rs. 4,613/- (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 (Marichkota),  
Mouza: Marichkota, JI No: 2, Pin Code : 713359

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-930 (RS :-)	LR-469	Baid	Baid	8 Dec	2,30,000/-	2,30,304/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L2	LR-934 (RS :-)	LR-469	Baid	Baid	8 Dec	2,30,000/-	2,30,304/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>16Dec</b>	<b>4,60,000 /-</b>	<b>4,60,608 /-</b>	
	<b>Grand Total :</b>				<b>16Dec</b>	<b>4,60,000 /-</b>	<b>4,60,608 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>NETFLEX HOMES PRIVATE LIMITED</b> 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 by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



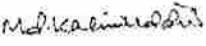
**Address, Photo, Finger print and Signature**

**JYOTINETFLEX PROJECTS PRIVATE LIMITED**



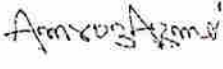
Respeare Sarani, Jyoti Nagar, Near Webel IT Par, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not

**Representative Details :**

**Name, Address, Photo, Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Md Kallmuddin (Presentant)</b> Son of Late Md Moinuddin Date of Execution - 25/02/2020, , Admitted by: Self, Date of Admission: 25/02/2020, Place of Admission of Execution: Office	 <small>Feb 25 2020 3:41PM</small>	 <small>LTI 25/02/2020</small>	 <small>25/02/2020</small>
Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. 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: 74xxxxxxx0974 Status : Representative, Representative of : NETFLEX HOMES PRIVATE LIMITED (as Director), JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Amroz Azmi</b> Son of Md Yaseen O K Road, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	 <small>25/02/2020</small>	 <small>25/02/2020</small>	 <small>25/02/2020</small>
Identifier Of Md Kalimuddin			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-8 Dec

2020  
of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

for registration at 13:18 hrs on 25-02-2020, at the Office of the A.D.S.R. ASANSOL by Md Kalimuddin ..

ificate 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  
20,608/-

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

Execution is admitted on 25-02-2020 by Md Kalimuddin , Director, NETFLEX HOMES PRIVATE LIMITED (Private  
Limited Company), Shakespeare Sarani, Jyoti Nagar Near Webel IT Par, P.O:- Asansol, P.S:- Asansol, Asansol,  
District:-Burdwan, West Bengal, India, PIN - 713302; Director, JYOTINETFLEX PROJECTS PRIVATE LIMITED  
(Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Par, P.O:- Asansol, P.S:- Asansol,  
Asansol, District:-Burdwan, West Bengal, India, PIN - 713302

Identified by Mr Amroz Azmi, . . Son of Md Yaseen , O K Road, Railpar, Asansol, P.O: Asansol, Thana: Asansol, .  
City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,613/- ( A(1) = Rs 4,606/- ,E = Rs 7/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 4,613/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/02/2020 3:43PM with Govt. Ref. No: 192019200193500831 on 24-02-2020, Amount Rs: 4,613/-, Bank:  
ICICI Bank ( ICIC0000006), Ref. No. 46357871 on 24-02-2020, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,646/- and Stamp Duty paid by Stamp Rs 5,000/-,  
by online = Rs 22,646/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 430, Amount: Rs.5,000/-, Date of Purchase: 24/02/2020, Vendor name: B Dawn
  2. Stamp: Type: Court Fees, Amount: Rs.10/-
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/02/2020 3:43PM with Govt. Ref. No: 192019200193500831 on 24-02-2020, Amount Rs: 22,646/-, Bank:  
ICICI Bank ( ICIC0000006), Ref. No. 46357871 on 24-02-2020, Head of Account 0030-02-103-003-02

*Hilal Ghosh*

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

Registration under section 60 and Rule 69.  
Book - I  
Number 0205-2020, Page from 32480 to 32484  
20501486 for the year 2020.



Digitally signed by HILLOL GHOSH  
Date: 2020.02.25 16:22:36 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*

(Hilol Ghosh) 2020/02/25 04:22:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)