

5025/13

5099



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S-D-5000

Certified that the Document is admitted to registration the endorsement sheet attached with this document is a true copy of the document.

*Singh*  
Jud. District Sub-Registrar  
Asansol, Dist. - Paschim Bardhaman

27 JUL 2017

Ref: Query No. 02050000935280/2017

GRN : 19-201710-002553783-2

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

In the District of Paschim Bardhaman,

P.S. Asansol, Mouza: Asansol Municipality,

J.L. No. 20, R.S. Khatian No. 11777,

R.S. Plot No. 22118, 22220, 22221 and 22222,

Measuring an area of .132 acre of land with building

THIS DEED OF SALE made on this the 26<sup>th</sup> day of July, 2017, BY and BETWEEN :-



*officere Ghosh.*  
*for self and as constable*  
*Atty of suit Ananda mo,*  
*Bose*  
*Nivedita Ghosh.*  
*Narayan Chandra Ghosh.*

Hindu, by occupation Business, PAN-AFZPR1750G, by citizenship Indian, resident of Asansol Village Near S.D. Hospital, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, 2) **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, PAN-ACMPA3650J, by citizenship Indian, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall includes its heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the SECOND PART.

WHEREAS one Sri Gopeswar Ghosh son of late Radhika Mohan Ghosh of Nuruddin Road, Asansol, P.S. Asansol, Dist. Burdwan gifted and transferred the land measuring .1345 (Point one three four five) acre of land with building on C.S. Plot No. 8314 (Eight thousand three hundred fourteen) under C.S. Khatian No. 2337 (Two thousand three hundred thirty seven) within Mouza Asansol Municipality, P.S. Asansol, Dist. Burdwan to his son Sri Baidya Nath Ghosh by two registered deed of gift being no. 389 for the year 1962 and 2001 for the year 1963 of Asansol Sub-Registry Office.

AND WHEREAS the above named Sri Baidya Nath Ghosh accepted the said gift and by virtue of such gift he became absolute owner of the land measuring .1345 (Point one three four five) acre of

*Aparna Ghosh.*  
*for self and as consti.*  
*tuted atty of*  
*Smt. Anandamoyee*  
*Bose*  
*Nivedita Ghosh.*  
*Narayan Chandra Bose*

1) **Smt. Aparna Ghosh** wife of late Baidya Nath Ghosh, by occupation Housewife, PAN- ALQPG0823J, 2) **Sri Narayan Chandra Ghosh** son of late Baidya Nath Ghosh, by occupation Service, PAN-BJBPG8607C, 3) **Smt. Nivedita Ghosh** daughter of late Baidya Nath Ghosh, by occupation Housewife, PAN- AVTPG9868J, 4) **Smt. Anandamoyee Bose** wife of Sri Sanjib Bose (daughter of late Baidya Nath Ghosh), by occupation Housewife, PAN- AGAPB6703H, all by faith Hindu, by citizenship Indian, resident of Nuruddin Road, Asansol, P.O. Asansol, PIN- 713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "VENDORS" (which expression shall include their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the ONE PART. The vendor no. 4 Smt. Anandamoyee Bose is represented by her constituted Attorney Smt. Aparna Ghosh (vendor no. 1) duly empowered by a registered deed of General Power of Attorney being no. 326 of Book No. IV, for the year 2011 of Addl. Dist. Sub-Registry Office Asansol.

**AND**

In favour of **M/S M.R. CONSTRUCTION COMPANY**, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, PAN-AABCL1466D, represented by it's Partners  
1) **Sri Madhabendra Nath Roy** son of late Baidyanath Roy, by faith



*Aparna Ghosh.  
for self and as  
joint holder with  
Smt Anandamoyee  
Bose  
Nivedita Ghosh.  
Narayan Chandra Ghosh*

land with building in the above noted plot and his ownership in respect of the land measuring .132 (Point one three two) acre with a three storied building on R.S. Plot No. 22218 (Twenty two thousand one hundred eighteen), 22220 (Twenty two thousand two hundred twenty), 22221 (Twenty two thousand two hundred twenty one) and 22222 (Twenty two thousand two hundred twenty two) within Mouza Asansol Municipality, P.S. Asansol, District Burdwan had been duly recorded in the finally published R.S. Record of Rights in R.S. Khatian No. 11777 (Eleven thousand seven hundred seventy seven) of the said Mouza.

AND WHEREAS while the above named Baidya Nath Ghosh was owner and possessor of his properties died leaving behind his wife named Smt. Aparna Ghosh, only son named Sri Narayan Chandra Ghosh and two daughters named Smt. Anandamoyee Bose & Smt. Nivedita Ghosh as only surviving legal heirs and successors.

AND WHEREAS by virtue of such inheritance the vendors have become absolute owner of the land measuring .132 (Point one three two) acre with a three storied building mentioned in the schedule below and since the date of such inheritance the vendors have been owning and possessing the same peacefully and interruptedly.

AND WHEREAS the vendors to meet their lawful necessity have proposed to sell the said land measuring .132 (Point one three two) acre with a three storied building at a consideration of Rs. 90,00,000/- (Rupees ninety lac) only free from all encumbrances.

affidavit-shash.  
for self and at  
constituted attorney of  
suit Ammalamaya  
Page

Nivedita Ghosh.  
Nazam Chandra Ghosh.

AND WHEREAS the purchaser has offered to purchase the land with building mentioned in the schedule below at the consideration of Rs. 90,00,000/- (Rupees ninety lac) only free from all encumbrances.

AND WHEREAS the vendors have accepted the said offer of the purchaser and have agreed to sell the said land with building mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction, the purchaser has paid Rs. 90,00,000/- (Rupees ninety lac) only to the vendors as per the memo of consideration below.

AND WHEREAS the vendors have received the said sum of Rs. 90,00,000/- (Rupees ninety lac) only from the purchaser as per the memo of consideration below.

#### NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of the payment of the sum of Rs. 90,00,000/- (Rupees ninety lac) only paid by the purchaser to the vendors as per the memo of consideration below in receipt whereof the vendors hereby admit and acknowledge the said sum of Rs. 90,00,000/- (Rupees ninety lac) only from the purchaser described herein below the vendors doth hereby sell, grant, convey and transfer unto the purchaser all the property mentioned in the schedule below hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendors has/had and so long enjoyed and also of all courtyards, areas, sewers,



Aparna Ghosh.  
for self and as  
constituted Atty of  
Smt Anandamoyee  
Bose  
Nivedita Ghosh.  
Narayan Chandra Ghosh.

paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, it's heirs, successors, executors, administrators and assigns forever in the absolute right, title, interest AND the said vendors hereby for themselves, their heirs, executors, administrators or assigns covenant with the said purchaser and declares that he is seized and possessed of and is competent to sell the same for the benefit of their family and have not in any way encumbered or charged or caused to be encumbered or charged, the property to be conveyed by this deed of sale and that the said Purchaser, it's heirs, successors, executors, administrators and assigns shall admit at all times, peaceably and quietly possess and enjoy the said land with building mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the purchaser is at liberty to construct new building, premises and to use and enjoy the property according to it's choice and preference AND THAT the said vendors shall and will for all time to come at the request of the purchaser at the cost of the purchaser it's heirs, successors administrators, 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 authorized

Aparna Ghosh.  
for self and as  
constituted Attorney of  
Smt. Arundamoyee  
Bose  
Nivedita Ghosh.  
Narayan Chandra Ghosh.

person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendors further covenant that if it transpires that the property hereby conveyed by the vendors are 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.

Be it further stated that the purchaser, it's heirs, successors, administrators or assigns will enjoy the property from generation to generations with all the rights, title interest of the vendors 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 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. 20, Mouza Asansol Municipality, R.S. Khatian No. 11777 (Eleven thousand seven hundred seventy seven),

- 1) R.S. Plot No. 22218 (Twenty two thousand two hundred eighteen), measuring .004 (Point zero zero four) acre.



Aparna Ghosh -  
for self and as  
constitutional attorney of  
Sri Anandamoyee  
Bose  
Nivedita Ghosh  
Narayan Chandra Bose

- 2) R.S. Plot No. 22220 (Twenty two thousand two hundred twenty),  
measuring .113 (Point one one three) acre.
- 3) R.S. Plot No. 22221 (Twenty two thousand two hundred twenty  
one), measuring .014 (Point zero one four) acre.
- 4) R.S. Plot No. 22222 (Twenty two thousand two hundred twenty  
two), measuring .001 (Point zero zero one) acre.

Total measuring .132 (Point one three two) acre of land with a  
30 years old three storied building having cemented floor with  
all easements attached thereto.

**Butted & Bounded by :-**

- On the North : House of Sri Ram Lal Banerjee.  
On the South : House of Ishaque Mistry & others.  
On the East : 20'-0" wide Nuruddin Road.  
On the West : Property of the purchaser.

Covered Area :- Ground Floor 1150 sft, First Floor 1150 sft. and  
Second Floor 1150 sft.

**Holding No.** 43 (40) Nuruddin Road, Asansol.

**House No.** 0170474.

**Ward No.** 17 (Old) and 44 (New) of Asansol Municipal Corporation.

Proposed use : Land Bastu and Building Residential.

**Memo of Consideration :-**

1. Cheque No. 206335 dated 23.06.2016 on United Bank of India  
Apcar Garden Asansol Branch for Rs. 7,50,000/- only.



Aparna Ghosh.  
for self and as  
constituted Atty of  
Smt - Anandamoyee  
Bose  
Nivedita Ghosh.  
Narayan Nanda Ch

2. Cheque No. 206336 dated 23.06.2016 on United Bank of India, Apcar Garden Asansol Branch for Rs. 7,50,000/- only.
  3. Cheque No. 206334 dated 30.06.2016 on United Bank of India, Apcar Garden Asansol Branch for Rs. 7,50,000/- only.
  4. Cheque No. 206333 dated 07.07.2016 on United Bank of India, Apcar Garden Asansol Branch for Rs. 7,50,000/- only.
  5. Cheque No. 338890 dated 07.10.2016 on United Bank of India, Apcar Garden Asansol Branch for Rs. 15,00,000/- only.
  6. Cheque No. 605216 dated 12.01.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 5,00,000/- only.
  7. Cheque No. 605218 dated 12.01.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 5,00,000/- only.
  8. Cheque No. 605219 dated 22.01.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 5,00,000/- only.
  9. Cheque No. 346951 dated 11.07.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 10,00,000/- only.
  10. Cheque No. 346952 dated 18.07.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 10,00,000/- only.
  11. Cheque No. 346959 dated 25.07.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 9,10,000/- only.
  12. TDS of Rs. 90,000/- only.
- Total Rs. 90,00,000/- (Rupees nine lac) only.

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 vendors execute this deed of sale on the day, month, year first above written.

WITNESSES

1. Jayanta Ghosh.  
Late Gopal Chandra Ghosh.  
313 Lake Town, Block-A  
Kolkata - 700 089

Signature of the vendors

2. Anand Kumar Ghosh.  
870 Lake Town, Block-A  
Nuruddin Road. Po Asansol-3.  
Asansol - 713303.
- Aparna Ghosh.  
for self and as constituted  
Attorney of sub- Ananda-  
moyee Bose  
Nivedita Ghosh.  
Narayan Chandra Ghosh.

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  
of A.D.S.R office Asansol.

Note : Two sheets containing finger  
prints and photographs attested by  
the party concerned is annexed hereto.



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

GRN: 19-201718-002553783-2

Payment Mode

Counter Payment

GRN Date: 01/07/2017 08:59:20

Bank : United Bank

BRN : S62912321

BRN Date: 04/07/2017 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 02050000935280/1/2017

[Query No./Query Year]

Name : Md Rafique Ansari

Contact No. :

Mobile No. : +91 9832750636

E-mail :

Address :

Usha Apartment Asansol

Applicant Name : Mr Majibur Rahaman

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050000935280/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	625010
2	02050000935280/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	90007

**Total**

**715017**

In Words : Rupees Seven Lakh Fifteen Thousand Seventeen only

Photograph



Left  
Hand

Thumb



Little finger to fore finger



Right  
Hand

Thumb



Fore finger to little finger



*Aparna Ghosh*

Finger prints attested by me :

Photograph

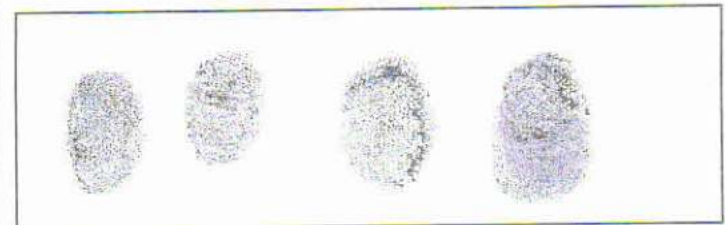


Left  
Hand

Thumb



Little finger to fore finger



Right  
Hand

Thumb



Fore finger to little finger



*ghosh*

*Nivedita Ghosh*

Finger prints attested by me :

Photograph



Left  
Hand

Thumb



Little finger to fore finger



Right  
Hand

Thumb



Fore finger to little finger

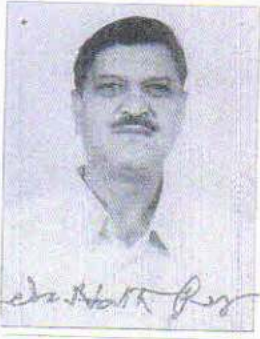


*ghosh*

*Narayan Chandra*

Finger prints attested by me :





Masabachan Math Roy

	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Masabachan Math Roy

Finger prints attested by me :



Old. Rajan Anwar

	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Finger prints attested by me : Old. Rajan Anwar

Photograph

	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Finger prints attested by me :









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 02050000935280/2017


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	Smt Aparna Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Seller		1421 	Aparna Ghosh 26.7.17.
2	Shri Narayan Chandra Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301	Seller		1422 	Narayan Chandra Ghosh. 26.07.2017
3	Shri Nivedita Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Seller		1423 	Nivedita Ghosh. 26.7.17



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	Smt Aparna Ghosh Nuruddin Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Attorney of Seller [Smt Anandam oyee Bose]			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Jayanta Ghosh Son of Late Gopal Chandra Ghosh 303 Lake Town Kolkata, Block/Sector: A, Flat No: 3rd, P.O:- Lake Town Kolkata, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700080	Smt Aparna Ghosh, Shri Narayan Chandra Ghosh, Shri Nivedita Ghosh, Smt Aparna Ghosh			 26/7/17

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.1 Dec
2	Shri Narayan Chandra Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.1 Dec
3	Shri Nivedita Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.1 Dec
4	Smt Anandamoyee Bose	M/S M.R. CONSTRUCTION COMPANY-0.1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ghosh	M/S M.R. CONSTRUCTION COMPANY-2.825 Dec
2	Shri Narayan Chandra Ghosh	M/S M.R. CONSTRUCTION COMPANY-2.825 Dec
3	Shri Nivedita Ghosh	M/S M.R. CONSTRUCTION COMPANY-2.825 Dec
4	Smt Anandamoyee Bose	M/S M.R. CONSTRUCTION COMPANY-2.825 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.35 Dec
2	Shri Narayan Chandra Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.35 Dec
3	Shri Nivedita Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.35 Dec
4	Smt Anandamoyee Bose	M/S M.R. CONSTRUCTION COMPANY-0.35 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.025 Dec
2	Shri Narayan Chandra Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.025 Dec
3	Shri Nivedita Ghosh	M/S M.R. CONSTRUCTION COMPANY-0.025 Dec
4	Smt Anandamoyee Bose	M/S M.R. CONSTRUCTION COMPANY-0.025 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ghosh	M/S M.R. CONSTRUCTION COMPANY-250.00000000 Sq Ft
2	Shri Narayan Chandra Ghosh	M/S M.R. CONSTRUCTION COMPANY-250.00000000 Sq Ft
3	Shri Nivedita Ghosh	M/S M.R. CONSTRUCTION COMPANY-250.00000000 Sq Ft
4	Smt Anandamoyee Bose	M/S M.R. CONSTRUCTION COMPANY-250.00000000 Sq Ft

**Endorsement For Deed Number : I - 020505099 / 2017**

**On 26-07-2017**

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

Presented for registration at 16:30 hrs on 26-07-2017, at the Private residence by Smt Aparna Ghosh  
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 90,00,000/-

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

Execution is admitted on 26/07/2017 by 1. Smt Aparna Ghosh, Wife of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife; 2. Shri Narayan Chandra Ghosh, Son of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Service, 3. Shri Nivedita Ghosh, Daughter of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession House wife

Indetified by Shri Jayanta Ghosh, , Son of Late Gopal Chandra Ghosh, 303 Lake Town Kolkata, Sector: A, Flat No: 3rd, P.O: Lake Town Kolkata, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by Smt Aparna Ghosh, , Wife of Shri Baidya Nath Ghosh, Nuruddin Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession House wife as the constituted attorney of Smt Anandamoyee Bose, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301 is admitted by him

Indetified by Shri Jayanta Ghosh, , Son of Late Gopal Chandra Ghosh, 303 Lake Town Kolkata, Sector: A, Flat No: 3rd, P.O: Lake Town Kolkata, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

*Saurav Roychowdhury*

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

**On 27-07-2017**

**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 90,007/- ( A(1) = Rs 90,000/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/07/2017 12:00AM with Govt. Ref. No: 192017180025537832 on 01-07-2017, Amount Rs: 90,007/-,  
Bank: United Bank ( UTBI00CH175), Ref. No. S62912321 on 04-07-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,30,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,25,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 98, Amount: Rs.5,000/-, Date of Purchase: 06/07/2017, Vendor name: B D

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/07/2017 12:00AM with Govt. Ref. No: 192017180025537832 on 01-07-2017, Amount Rs: 6,25,010/-  
Bank: United Bank ( UTBI00CH175), Ref. No. S62912321 on 04-07-2017, Head of Account 0030-02-103-003-02

*Saurav Roychowdhury*

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



## Major Information of the Deed

Deed No :	I-0205-05099/2017	Date of Registration	27/07/2017
Query No / Year	0205-0000935280/2017	Office where deed is registered	
Query Date	01/07/2017 8:45:42 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rash Danga 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. 90,00,000/-	Rs. 90,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 6,30,010/- (Article:23)	Rs. 90,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Nuruddin Road, Mouza: Asansol Municipality, Holding No:43 /40

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-22218	RS-11777	Bastu	Bastu	0.004 Acre	2,03,636/-	2,03,636/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	RS-22221	RS-11777	Bastu	Bastu	0.014 Acre	7,12,727/-	7,12,727/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					1.8Dec	9,16,363 /-	9,16,363 /-	

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Nuruddin Road, Mouza: Asansol Municipality, Holding No:43/40

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-22220	RS-11777	Bastu	Bastu	0.113 Acre	57,52,728/-	57,52,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	RS-22222	RS-11777	Bastu	Bastu	0.001 Acre	50,909/-	50,909/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					11.4Dec	58,03,637 /-	58,03,637 /-	
Grand Total :					13.2Dec	67,20,000 /-	67,20,000 /-	



**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 90,00,000/-

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

Execution is admitted on 26/07/2017 by 1. Smt Aparna Ghosh, Wife of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife; 2. Shri Narayan Chandra Ghosh, Son of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Service, 3. Shri Nivedita Ghosh, Daughter of Late Baidya Nath Ghosh, Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession House wife

Indetified by Shri Jayanta Ghosh, , Son of Late Gopal Chandra Ghosh, 303 Lake Town Kolkata, Sector: A, Flat No: 3rd, P.O: Lake Town Kolkata, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by Smt Aparna Ghosh, , Wife of Shri Baidya Nath Ghosh, Nuruddin Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession House wife as the constituted attorney of Smt Anandamoyee Bose Nuruddin Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301 is admitted by him

Indetified by Shri Jayanta Ghosh, , Son of Late Gopal Chandra Ghosh, 303 Lake Town Kolkata, Sector: A, Flat No: 3rd, P.O: Lake Town Kolkata, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

*Saurav Roychowdhury*

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

**On 27-07-2017**

**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 90,007/- ( A(1) = Rs 90,000/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2017 12:00AM with Govt. Ref. No: 192017180025537832 on 01-07-2017, Amount Rs: 90,007/-, Bank: United Bank ( UTBI00CH175), Ref. No. S62912321 on 04-07-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,30,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,25,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 98, Amount: Rs.5,000/-, Date of Purchase: 06/07/2017, Vendor name: B D

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2017 12:00AM with Govt. Ref. No: 192017180025537832 on 01-07-2017, Amount Rs: 6,25,010/-

Bank: United Bank ( UTBI00CH175), Ref. No. S62912321 on 04-07-2017, Head of Account 0030-02-103-003-02

*Saurav Roychowdhury*

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



## Major Information of the Deed

Deed No :	I-0205-05099/2017	Date of Registration	27/07/2017
Query No / Year	0205-0000935280/2017	Office where deed is registered	
Query Date	01/07/2017 8:45:42 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rash Danga 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. 90,00,000/-	Rs. 90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,30,010/- (Article:23)	Rs. 90,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Nuruddin Road, Mouza: Asansol Municipality, Holding No:43/40

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-22218	RS-11777	Bastu	Bastu	0.004 Acre	2,03,636/-	2,03,636/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	RS-22221	RS-11777	Bastu	Bastu	0.014 Acre	7,12,727/-	7,12,727/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>1.8Dec</b>	<b>9,16,363 /-</b>	<b>9,16,363 /-</b>	

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Nuruddin Road, Mouza: Asansol Municipality, Holding No:43/40

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-22220	RS-11777	Bastu	Bastu	0.113 Acre	57,52,728/-	57,52,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	RS-22222	RS-11777	Bastu	Bastu	0.001 Acre	50,909/-	50,909/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>11.4Dec</b>	<b>58,03,637 /-</b>	<b>58,03,637 /-</b>	
		<b>Grand Total :</b>			<b>13.2Dec</b>	<b>67,20,000 /-</b>	<b>67,20,000 /-</b>	



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	3450 Sq Ft.	22,80,000/-	22,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3450 sq ft</b>	<b>22,80,000 /-</b>	<b>22,80,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Aparna Ghosh (Presentant)</b> Wife of Late Baidya Nath Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALQPG0823J, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence
2	<b>Shri Narayan Chandra Ghosh</b> Son of Late Baidya Nath Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BJBPG8607C, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence
3	<b>Shri Nivedita Ghosh</b> Daughter of Late Baidya Nath Ghosh Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVTPG9868J, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence
4	<b>Smt Anandamoyee Bose</b> Wife of Shri Sanjib Bose Nuruddin Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGAPB6703H, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S M.R. CONSTRUCTION COMPANY</b> 1/45, Dr. M.N. Saha Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 , PAN No.: AABCL1466D, Status :Organization, Status : Not Executed



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Aparna Ghosh</b> Wife of Shri Baidya Nath Ghosh Nuruddin Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: ALQPG0823J Status : Attorney, Attorney of : Smt Anandamoyee Bose

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Madhabendra Nath Roy</b> Son of Late Baidyanath Roy Asansol Village, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFZPR1750G Status : Representative, Representative of : M/S M.R. CONSTRUCTION COMPANY (as Partner)
2	<b>Md Rafique Ansari</b> Son of Late Abdul Jalil Ansari Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ACMPA3650J Status : Representative, Representative of : M/S M.R. CONSTRUCTION COMPANY (as Partner)

**Identifier Details :**

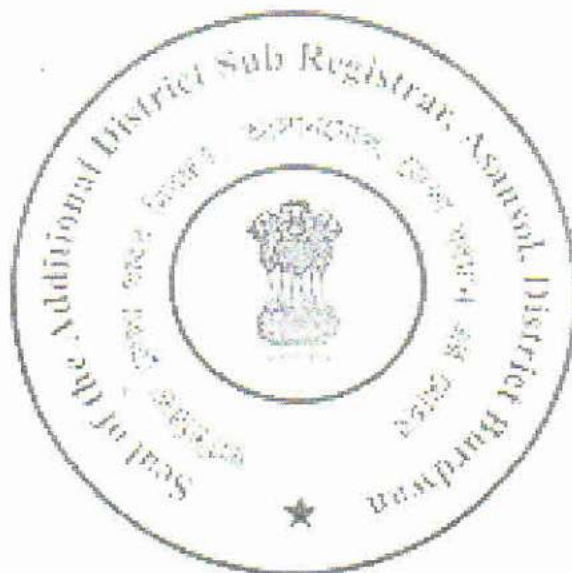
Name & address	
Shri Jayanta Ghosh Son of Late Gopal Chandra Ghosh 303 Lake Town Kolkata, Block/Sector: A, Flat No: 3rd, P.O:- Lake Town Kolkata, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700080, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Aparna Ghosh, Shri Narayan Chandra Ghosh, Shri Nivedita Ghosh, Smt Aparna Ghosh	



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2017, Page from 87332 to 87353  
being No 020505099 for the year 2017.



*Saurav Roychowdhury*

Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2017.07.27 13:49:14 +05:30  
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 27-07-2017 13:49:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)