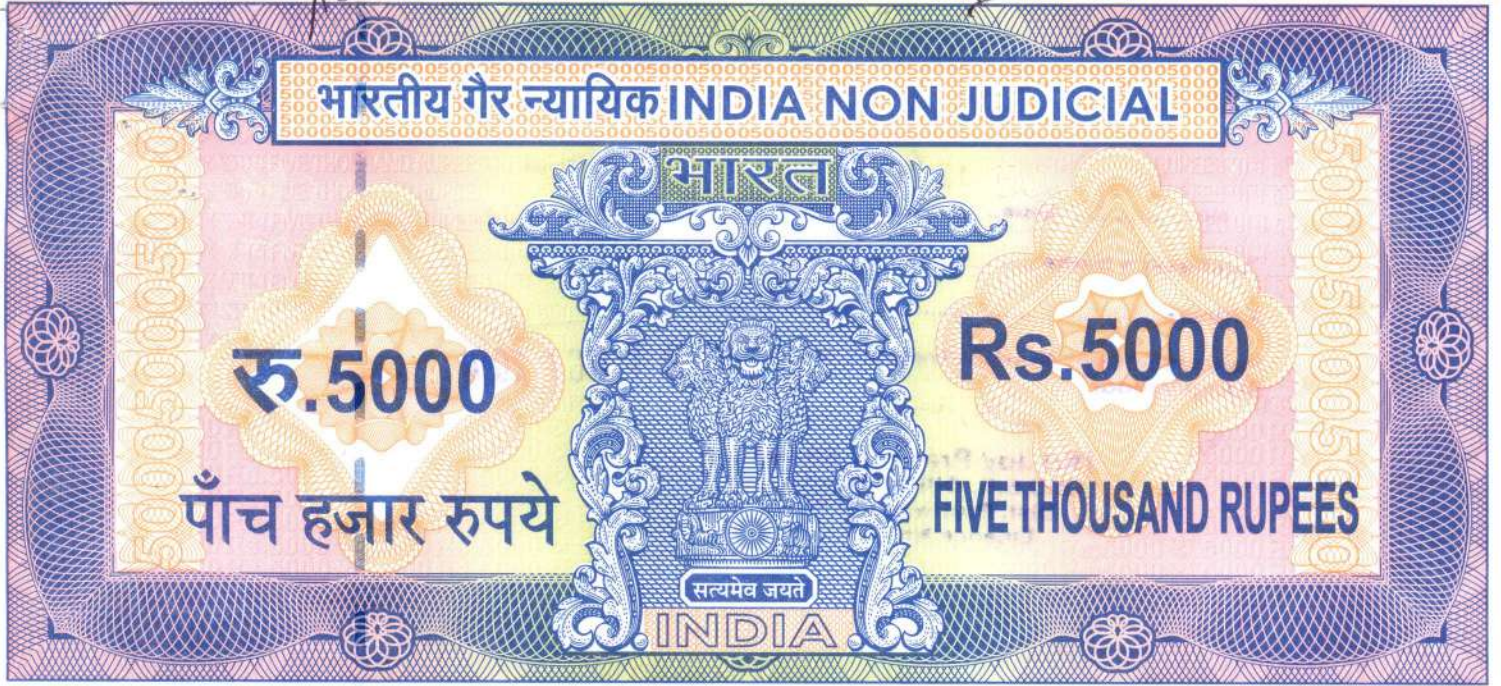


8714/18

8838



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 222994

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

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

29 OCT 2018

QUARY NO : 0205-0001628174/ 2018

DEED OF SALE

DEED OF SALE valued at : Rs. 36,50,000/-

Assessed Market Value of : Rs. 36,91,860/-

Within the Mouza : Asansol, J.L. No. 35, P.S. Asansol (S)
in R.S. Plot Nos.958, L.R. Plot Nos.1151, Total Land
measuring 12 Decimal which is, classified in the ROR as
'BASTU' Land together with tile shaded room measuring
200 Sq. Ft.

THIS DEED OF SALE is made on this the 29th day of
October, 2018

Mita Banerjee
Ananda Banerjee

BY

SMT. MITA BANERJEE (PAN: ADIPB4302K), D/o Late Dr. Sukumar Banerjee & Late Purnima Rani Banerjee, & **(2) SRI ANANDA BANERJEE (PAN: AKVPB3669D)**, S/o Late Dr. Sukumar Banerjee & Late Purnima Rani Banerjee, both are by faith Hindu, by citizenship Indian, resident of S.P. Mukherjee Road, Murgasol, P.O.- Asansol, P.S.- Asansol(S), Chouki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No.- 713303, hereinafter jointly and severally referred to as **SELLERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, legal representatives and assigns) of the **FIRST PART**.

IN FAVOUR OF:

M/S. NIRBHAY INFRA DEVELOPERS (PAN: AAKFN7281L), a registered partnership firm having its office at Malti Mangal Plaza, Unit No.- B/G/10 ("B" Block, Ground Floor), 130, G.T. Road (East), Rambandhu Talaw, P.O.- Asansol, P.S.- Asansol (South), Chouki, Sub-Division and Additional District Sub-Registry Office at Asansol, District Paschim Bardhaman, Pin No.- 713303, its partners 1. SRI PRAMOD KUMAR RAI, and 2. MANISH RAI, both are sons of Sri Bashisht Narain Rai, represented by its partner **MANISH RAI (PAN: AKPPR6512F)**, S/o Sri Bashisht Narain Rai, by faith Hindu, by

Handwritten signature/initials in the bottom left corner.

Hita Banerjee
Ananda Banerjee

occupation Business, Nationality Indian, resident of "ABHISHEK APARTMENT" Arya Kanya Road, Asansol, P.O.- Asansol - 713303, P.S.- Asansol (S), Chouki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No.- 713303 hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs successors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, the parents of the Sellers i.e. Dr. Sukumar Banerjee (Since deceased) S/o Late Dr. Kali Gati Banerjee & Purnima Rani Banerjee (Since deceased) W/o Dr. Sukumar Banerjee during their respective lifetime acquired the Schedule mentioned property which is their adjacent northern side property of their Residential House along with its rest remaining portion by dint of two registered Deed Of Sale being No.-7389 & 7390 for the year 1968 of the Office of the Sub- Registrar Asansol duly been executed by the erstwhile owner Sri Darshan Singh S/o Sardar Harnam Singh of Murgasol Asansol, who had purchased the said property from the erstwhile recorded owner Smt. Kanu Bhamini Devi W/o Sarat Chandra Roy Kabyathirtha by dint of Registered Deed of Sale on 28.07.1967 vide Deed No.: 6437 for the year 1967 Office of the Sub- Registrar Asansol and being owner said Darshan Singh circumscribe his entire purchased land by pucca Boundary wall.

AS

Mita Banerjee

Ananda Banerjee

AND WHEREAS, Dr Sukumar Banerjee S/o Late Kaligati Banerjee died on 11th day of July, 1991 (vide Death Registration No.; 1991/00502 dated 16.07.1991 of AMC) and Smt. Purnima Banerjee died on 26th November, 2013 (vide Death Registration No.; 2013/02831 dated 05.12.2013 of AMC) leaving behind them the above named sellers i.e. MITA BANERJEE & ANANDA BANERJEE as their daughter and son who having been the legal heirs and successors jointly have inherited all the movable and immovable of their deceased parents including of the Schedule mentioned property.

AND WHEREAS, being the absolute owner of their above inherited property the sellers duly and correctly recorded their names in the finally published L.R. Record of Rights in respect of the Schedule Mentioned property vide L.R. Khatian No.: 5455 & 5451 which is free from all encumbrances, charges and/or mortgages whatsoever.

AND WHEREAS to meet their respective necessary legal necessity as well as to purchase other property as well as other expenses, the sellers named above jointly have decided and declared to sale the Schedule mentioned property and knowing the said declaration of the sellers the purchaser named above proposed the sellers to purchase the schedule mentioned property for the consideration of Rs.36,50,000/- (Rupees thirty six lacs fifty thousand) only and considering the said consideration as just and

Nita Banerjee

Ananda Banerjee

reasonable highest market price as per present market value the sellers jointly agreed to sale the said property to the purchaser:.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement between the sellers and the purchaser and in consideration of the said sum Rs.36,50,000/- (Rupees thirty six lacs fifty thousand) only paid by the Purchaser to the sellers as the total price of the said property (Receipt whereof is being admitted and acknowledged by the sellers) the sellers do hereby grant, convey, sell and transfer the schedule mentioned property unto and to the use and benefit of the purchaser together with all easement rights attached thereto to the said property which is free from all encumbrances. AND All the right title and interest whatsoever the sellers had/have unto the said property TO HAVE AND TO HOLD THE same unto and to the use and benefit of the purchaser absolutely and for ever having all sorts of transferable rights therein. AND the sellers their heirs and successors doth hereby declare and covenant with the purchaser that the sellers have good title, full power and absolute right and authority to sell the schedule mentioned property to the purchaser AND the sellers further declare that the sellers are seized and possessed or otherwise well and sufficiently entitled to the said property and not in any way have encumbered the said property

Nita Banerjee

Ananda Banerjee

which is hereby conveyed by this Deed of Sale to the purchaser and that the purchaser, and its successors, legal representatives and assigns shall hereafter peacefully and quietly hold, possess and enjoy the schedule mentioned property as per its own choice and preference having every right, title and interest over the said property along with right to construct its intended construction therein lawfully as per the plan duly been sanctioned by the concerned authority with right to encumber and or to dispose of by any way whatsoever without any interruption, claim and / or demand whatsoever from or by the sellers, their respective heirs or successors in interest or any person or persons claiming through or under them.

The sellers further covenants that they shall at all times at the cost and request of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever is required in future for further or more perfectly conveying and assuring the title of the said property or any part thereof and it is also covenanted by the sellers that if it transpires that the schedule mentioned property is not free from any encumbrances and / or the sellers have no marketable and saleable title to the said property as hereinbefore stated by the sellers then in that event the sellers including their heirs, successors and assigns shall be bound and liable to make the title good and indemnify the purchaser from all such losses to be incurred by the purchaser from such sell of the said property by the sellers.

Mita Banerjee

Ananda Banerjee

and it is also jointly been agreed by the sellers that if in future the sellers intend to sell out the remaining adjacent part of their total inherited property in that event they will give preference to the present purchaser if offered the then prevailing price.

It is further covenanted by the sellers that the purchaser by virtue of the this Deed of Sale will be competent and entitled to get its name mutated in the Record of Rights with the concerned S.D.L. & L.R.O. and concerned Asansol Municipal Corporation and other Govt. and Semi Govt. Concerns whenever required and the sellers undertake to render all such help and assistance and shall execute all such lawful documents which will be found essential in this regard.

SCHEDULE

(DESCRIPTION OF THE PROPERTY WHICH BEEN SALE OUT BY THIS "DEED OF SALE" TO THE PURCHASERS)

ALL THAT PIECE OR PARCEL situated within the District of Burdwan (Now Paschim Burdhaman), Chowki, Sub-Division and A.D.S.R. Office at Asansol, P.S.- Asansol (S), within Mouza- Asansol, J.L. No.- 35, R.S. Khatian No.- 460, C.S. Plot No.- 652 & 654, corresponding to R.S. Plot No.- 958 corresponding to L.R. Plot No.- 1151, Area of land 12 Decimal, Classification as BASTU, together with one tile shaded old structure having covered are measuring 200

?

Mita Banerjee
Anand Banerjee

Sq. Ft. which is part of AM Holding No.: 292 (26) House No.: 0190753 under Ward No.- 19 (Old) 41 (New) of Asansol Municipal Corporation, and more than 20 years old,

The sold out property is Butted And Bounded By :

On the East - S.P. Mukherjee Road

On the West - Property of Kanu Bhamini Devi

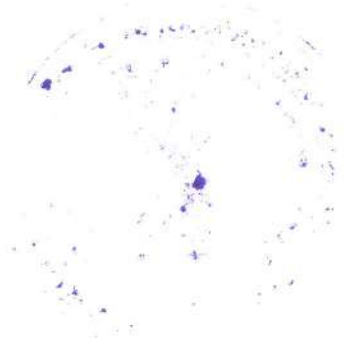
On the North - Property of Kanu Bhamini Devi

On the South - Rest property of the Sellers ,

That the proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., Asansol Extn- I.

A sheet containing Photos and Finger Prints of both the parties is attached herewith which also do form part of this Deed.

Mita Banerjee
Anand Banerjee



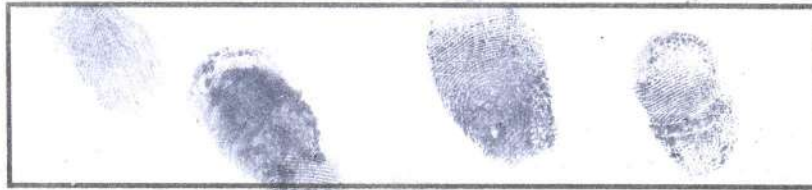
Handwritten signature or initials.

✓

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: *Mita Banerjee*

Thumb

Littlefinger to forefinger

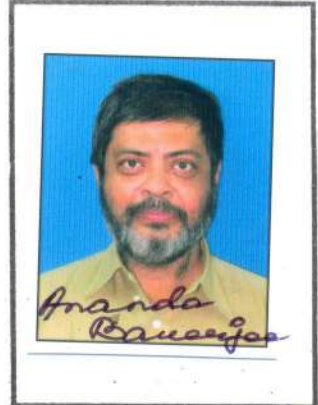
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

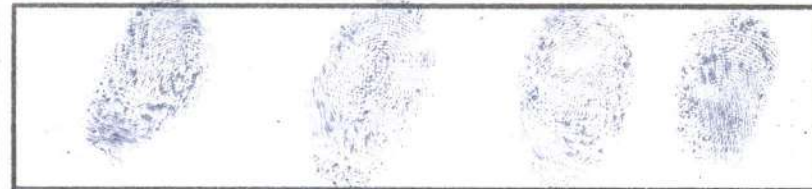


Finger Print attested by me: *Ananda Banerjee*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

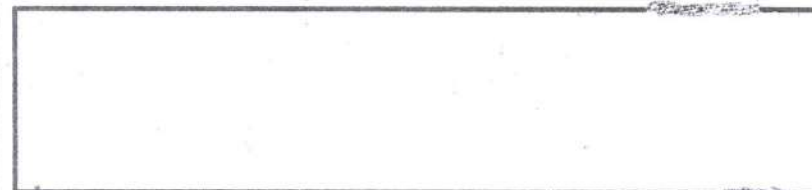
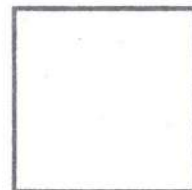


Finger Print attested by me: *Manish Rai*

Thumb

Littlefinger to forefinger

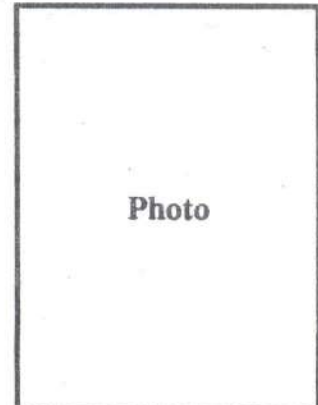
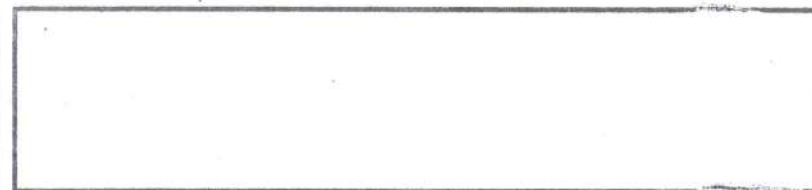
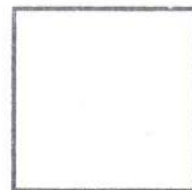
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

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

GRN: 19-201819-030038525-1

Payment Mode Online Payment

GRN Date: 28/10/2018 14:02:33

Bank : Oriental Bank of Commerce

BRN : 47888611

BRN Date: 28/10/2018 14:04:22

DEPOSITOR'S DETAILS

Id No. : 02050001628174/3/2018

[Query No./Query Year]

Name : MANISH RAI

Contact No. :

Mobile No. : +91 8918584440

E-mail :

Address : M M PLAZA G T ROAD ASANSOL

Applicant Name : Mr Souren Mitra

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	02050001628174/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	216522
2	02050001628174/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	36926

Total

253448

In Words : Rupees Two Lakh Fifty Three Thousand Four Hundred Forty Eight only

IN WITNESSES WHEREOF the sellers put their signatures on this Deed of sale on the day, month and year first above written.

WITNESSES :

1. Souren Mitra
S/o Late B. N. Mitra
of 1 Maliswila Colony
Asansol - 713303.

2. Dipan Chatterjee
S/o Late Sunil Chatterjee
New upper cheli Danga
P.O. - Asansol - 4
Dist. - Burdwan.

Mita Banerjee,

Ananda Banerjee

SIGNATURE OF SELLERS

Drafted, Prepared by me
as instructed by the parties :

Souren Mitra

SOUREN MITRA

Advocate, Asansol Court

Enl. No.: WB/649/1981

Major Information of the Deed

Deed No :	I-0205-08838/2018	Date of Registration	29/10/2018
Query No / Year	0205-0001628174/2018	Office where deed is registered	
Query Date	12/10/2018 11:48:50 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Souren Mitra Asansol Court, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9474548416, 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. 36,50,000/-	Rs. 36,91,860/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,21,522/- (Article:23)	Rs. 36,926/- (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: S. P.Mukherjee Road, Mouza: Asansol






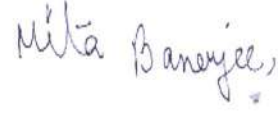
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-958	RS-460	Vastu	Vastu	12 Dec	36,00,000/-	36,36,360/-	Width of Approach Road: 20 Ft.,
Grand Total :					12Dec	36,00,000 /-	36,36,360 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	55,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	55,500 /-	

Major Information of the Deed :- I-0205-08838/2018-29/10/2018

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ananda Banerjee Son of Late Dr Sukumar Banerjee Executed by: Self, Date of Execution: 29/10/2018 , Admitted by: Self, Date of Admission: 29/10/2018 ,Place : Office			
	29/10/2018	LTI 29/10/2018	29/10/2018	
S P Mukherjee Road Murgasol Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKVPB3669D, Status :Individual, Executed by: Self, Date of Execution: 29/10/2018 , Admitted by: Self, Date of Admission: 29/10/2018 ,Place : Office				
2	Name Smt Mita Banerjee (Presentant) Daugther of Late Dr Sukumar Banerjee Executed by: Self, Date of Execution: 29/10/2018 , Admitted by: Self, Date of Admission: 29/10/2018 ,Place : Office			
	29/10/2018	LTI 29/10/2018	29/10/2018	
S P Mukherjee Road Murgasol Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADIPB4302K, Status :Individual, Executed by: Self, Date of Execution: 29/10/2018 , Admitted by: Self, Date of Admission: 29/10/2018 ,Place : Office				

Buyer Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Nirbhay Infra Developers 130g T Road East Malti Mangal Plaza Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: AAKFN7281L, Status :Organization, Status : Not Executed			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Manish Rai Son of Shri Bashisht Narain Rai Abhishek Apartment Arya Kanya Road Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKPPR6512F Status : Representative, Representative of : Nirbhay Infra Developers (as PARTNER)			

Major Information of the Deed :- I-0205-08838/2018-29/10/2018

Identifier Details :

Name & address	
Mr Souren Mitra Son of Late B N Mitra Asansol Court, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Ananda Banerjee, Smt Mita Banerjee	
	29/10/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Ananda Banerjee	Nirbhay Infra Developers-6 Dec
2	Smt Mita Banerjee	Nirbhay Infra Developers-6 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Ananda Banerjee	Nirbhay Infra Developers-100.00000000 Sq Ft
2	Smt Mita Banerjee	Nirbhay Infra Developers-100.00000000 Sq Ft

Endorsement For Deed Number : I - 020508838 / 2018**On 29-10-2018****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.

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

Presented for registration at 13:00 hrs on 29-10-2018, at the Office of the A.D.S.R. ASANSOL by Smt Mita Banerjee , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,91,860/-

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

Execution is admitted on 29/10/2018 by 1. Mr Ananda Banerjee, Son of Late Dr Sukumar Banerjee, S P Mukherjee Road Murgasol Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Professionals, 2. Smt Mita Banerjee, Daughter of Late Dr Sukumar Banerjee, S P Mukherjee Road Murgasol Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Professionals

Indetified by Mr Souren Mitra, , Son of Late B N Mitra, Asansol Court, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-0205-08838/2018-29/10/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,926/- (A(1) = Rs 36,919/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,926/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2018 2:04PM with Govt. Ref. No: 192018190300385251 on 28-10-2018, Amount Rs: 36,926/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 47888611 on 28-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,21,522/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,16,522/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1244, Amount: Rs.5,000/-, Date of Purchase: 12/10/2018, Vendor name: J P S
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2018 2:04PM with Govt. Ref. No: 192018190300385251 on 28-10-2018, Amount Rs: 2,16,522/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 47888611 on 28-10-2018, Head of Account 0030-02-103-003-02

Hillol Ghosh

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

WB
Bank:
001-

S
of WB
2-403

WB
Bank:
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of WB
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of WB
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Bank:
001-

Major Information of the Deed :- I-0205-08838/2018-29/10/2018

AR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0205-2018, Page from 157972 to 157988
being NO 020508838 for the year 2018.**



Digitally signed by HILLOL GHOSH
Date: 2018.11.01 13:31:40 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

**(Hillol Ghosh) 01-11-2018 13:31:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.**

(This document is digitally signed.)