

8231/2018

8142/2018
2. 8142/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 264765

24/8
1-30p
B-1345414
Criminal chandra ghosh Road
Kandol - 11.95d
+ 500000 RTI shed.

Certified that the document is suitable
to registration. The Signature Sheet and
indentment Sheet Attached to the
instrument are the part of the document.

[Signature]
Additional Officer Sub-Registrar
Crispore, Dum Dum, 24-Pgs. (M) (B)

10 SEP 2018
~~24 AUG 2018~~

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24th day of August, Two
Thousand and Eighteen - (2018)

BETWEEN

434) তারিখ 24/8/18
মুদ্রা :- 1M
ক্রেতা :- Sanjay Chakrabarty, Adocate
Higg Court, Calcutta.
স্থানা :-
ভেদা :- Ranjit - Pan
লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেদা :-
কাশিপুর নমদম এ ডি.এস. অফিস
বি

ভেদাধারের নাম - রঞ্জিত পান
ক্রয়কারীর নাম :- কামরুজ্জামান
তারিখ :- 16 AUG 2018
স্ট্যাম্প বন্ধনের তারিখ :-
এ ডি. ডি. নং নম্বর :-
স্ট্যাম্প মূল্য :- 220000



Additional District Sub-Register
North 24 Parganas

24 AUG 2018

SMT. PERVINDER KAUR, PAN - AEZPK6229E, daughter of Sardar Malkiat Singh, by faith - Sikh, by Nationality - Indian, by occupation - business, residing at 8, Ganga Prasad Mukherjee Road, P.O. - Bhowanipur, P.S. - Bhowanipur, Kolkata - 700025, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SAPNIL DEVELOPERS PRIVATE LIMITED, PAN - AAQCS7150N, having its registered office at 5/31, Neogi Para Road, P.O. & P.S. - Baranagar, Kolkata- 700 036, represented by the Director namely **MR. ATANU SANYAL, PAN - ATBPS8338M**, son of Late Amal Sanyal, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 5/31, Neogi Para Road, P.O. and P.S. - Baranagar, Kolkata - 700036, hereinafter called and referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors - in - Office, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS one Kashinath Chakraborty was the original owner in respect of One Bigha and Nine Cottahas of Danga Land lying and situate at Mouza - Bonhooghly, P.S. - Baranagar, District - North 24 Parganas, Touzi No. 3027, J.L. No. 5, corresponding to R.S. Khatian Nos. 448, 1628, 1630, 1632, 1642 and 1654 comprised in R.S. Dag Nos. 1753, 1754, 1755, 1755/1796 by way of purchase since long back.



Ld. District Sub- Registrar
Coimbatore Dist- July 24 Pm 2018

24 AUG 2018

AND WHEREAS while enjoying and possessing the said properties, the said Kashinath Chakraborty died intestate leaving behind him three sons namely Fakir Chand Chakraborty, Panchu Gopal Chakraborty and Bhutnath Chakraborty as his only legal heirs and successors to the said property who inherited undivided 1/3rd share each of the said property.

AND WHEREAS while enjoying and possessing the said property, the said Fakir Chand Chakraborty died intestate leaving behind three sons namely Sashi Sekhar Chakraborty, Sasanka Sekhar Chakraborty and Sudhanshu Sekhar Chakraborty as his legal heirs and successors to the said property who jointly inherited undivided 1/3rd share of the said property.

AND WHEREAS thereafter the said Panchu Gopal Chakraborty, Bhutnath Chakraborty, Sashi Sekhar Chakraborty, Sasanka Sekhar Chakraborty and Sudhanshu Sekhar Chakraborty jointly enjoyed the said property as undivided joint owners of the said property. While enjoying and possessing the said property as joint owners thereof, due to some problem by jointly enjoying the said property, they filed a partition suit before the Hon'ble High Court at Calcutta and recorded therein as Partition Suit No. 1824 for the year 1951 (Paresch Nath Chakraborty & Ors. Versus Smt. Latika Bhattacharjee & Ors). The said partition suit was finally decreed in the year 1968 by the Hon'ble High Court, Calcutta. As per the said decree of the Hon'ble High Court, Calcutta the legal heirs of said Bhutnath Chakraborty (since deceased) allotted 1/3rd share of the said property; the said Sashi Sekhar Chakraborty, Sasanka Sekhar Chakraborty and Sudhanshu Sekhar Chakraborty being the legal heirs of said Fakir Chand

Chakraborty allotted 1/3rd share of the said property and the legal heirs of said Panchu Gopal Chakraborty allotted 1/3rd share of the said property.

AND WHEREAS after the death of said Bhutnath Chakraborty, his five sons and three daughters namely Pranab Kumar Chakraborty, Santanu Chakraborty, Dilip Chakraborty, Mrinal Kumar Chakraborty, Tapan Kumar Chakraborty, Smt. Latika Bhattacharjee, Smt. Chinmoyee Chowdhury and Smt. Ila Bhattachajee became the joint owners of the said property allotted to their predecessor in interest namely said Bhutnath Chakraborty.

AND WHEREAS thereafter the said Sashi Sekhar Chakraborty, Sasanka Sekhar Chakraborty and Sudhanshu Sekhar Chakraborty being the legal heirs of said Fakir Chand Chakraborty and said Paresh Nath Chakraborty & Ors. Being the legal heirs of said Panchu Gopal Chakraborty jointly described therein as Vendors of the First Part sold, conveyed and/or transferred ALL THAT piece and parcel of 2/3rd share of the said entire land being the portion of their allocated share of the said property unto and in favour of Pranab Kumar Chakraborty, Santanu Chakraborty, Dilip Chakraborty, Mrinal Kumar Chakraborty, Tapan Kumar Chakraborty, Smt. Latika Bhattacharjee, Smt. Chinmoyee Chowdhury and Smt. Ila Bhattachajee being the legal heirs of said Bhutnath Chakraborty by a deed of sale dated 17.02.1969 registered in the office of the then Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. 1, being No. 329 for the year 1969.

AND WHEREAS as per the recital mentioned herein above the said Pranab Kumar Chakraborty, Santanu Chakraborty, Dilip Chakraborty, Mrinal Kumar Chakraborty, Tapan Kumar Chakraborty, Smt. Latika Bhattacharjee, Smt. Chinmoyee Chowdhury and Smt. Ila Bhattachajee being the legal heirs of said Bhutnath Chakraborty having undivided 1/8th share each of the said property and since then enjoying and possessing the said property as owners thereof.

AND WHEREAS while enjoying and possessing the said property, by a Bengali kobala dated 29.10.1977 the said Dilip Kumar Chakraborty and Smt. Ila Bhattacharjee jointly described therein as Vendors sold, conveyed and/or transferred their joint undivided, undemarcated and unpartitioned 1/4th share measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less out of the said entire property unto and in favour of one Ramesh Chandra Bosu, Smt. Manju Rani Bosu, Smt. Amala Rani Bosu and Smt. Anju Rani Bosu jointly described therein as Purchasers which was registered in the office of the then Sub-Registrar, Cossipore Dum Dum and recorded therein as Book No. 1, Volume No. 131, pages 282 to 286, being No. 6044 for the year 1977.

AND WHEREAS while enjoying and possessing the said property, by a Bengali kobala dated 29.10.1977 the said Santanu Chakraborty and Smt. Chinmoyee Chowdhury jointly described therein as Vendors sold, conveyed and/or transferred their joint undivided, undemarcated and unpartitioned 1/4th share measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less out of the said entire property unto and in favour of one Smt. Amala

Rani Bosu, Smt. Manju Rani Bosu, Ramesh Chandra Bosu and Smt. Anju Rani Bosu jointly described therein as Purchasers which was registered in the office of the then Sub-Registrar, Cossipore Dum Dum and recorded therein as Book No. I, Volume No. 142, pages 34 to 38, being No. 6045 for the year 1977.

AND WHEREAS while enjoying and possessing the said property, by a Bengali kobala dated 29.10.1977 the said Mrinal Kumar Chakraborty and Tapan Kumar Chakraborty jointly described therein as Vendors sold, conveyed and/or transferred their joint undivided, undemarcated and unpartitioned $1/4^{\text{th}}$ share measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less out of the said entire property unto and in favour of one Smt. Manju Rani Bosu, Smt. Amala Rani Bosu, Ramesh Chandra Bosu and Smt. Anju Rani Bosu jointly described therein as Purchasers which was registered in the office of the then Sub-Registrar, Cossipore Dum Dum and recorded therein as Book No. I, Volume No. 142, pages 39 to 44, being No. 6046 for the year 1977.

AND WHEREAS while enjoying and possessing the said property, by a Bengali kobala dated 29.10.1977 the said Pranab Kumar Chakraborty and Smt. Latika Bhattacharjee jointly described therein as Vendors sold, conveyed and/or transferred their joint undivided, undemarcated and unpartitioned $1/4^{\text{th}}$ share measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less out of the said entire property unto and in favour of one Smt. Anju Rani Bosu, Ramesh Chandra Bosu, Smt. Amala Rani Bosu and Smt. Manju Rani Bosu jointly described therein as Purchasers which was registered in the office of the then Sub-Registrar, Cossipore Dum Dum

and recorded therein as Book No. I, Volume No. 142, pages 45 to 50, being No. 6047 for the year 1977.

AND WHEREAS after such purchase the said Smt. Anju Rani Bosu, Ramesh Chandra Bosu, Smt. Amala Rani Bosu and Smt. Manju Rani Bosu jointly enjoying and possessing the said entire property each having 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less thereby mutating their individual names with the concerned Baranagar Municipality against the said property.

AND WHEREAS while enjoying and possessing the said property, by an Indenture dated 19.05.1981 the said Sri Ramesh Chandra Basu, described therein as Vendor sold, conveyed and/or transferred ALL THAT piece and parcel of land measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less unto and in favour of one The Daily Navi Parbhat described therein as Purchaser which was registered in the office of the then Joint Registrar, Alipore and recorded therein as Book No. I, Volume No. 219, pages 177 to 182, being No. 5545 for the year 1981.

AND WHEREAS after such purchase, the said The Daily Navi Parbhat duly mutate its name with Baranagar Municipality and while enjoying and possessing the said property, the said The Daily Navi Parbhat described therein as Vendor by a Deed of Conveyance dated 14.06.1985 sold, conveyed and/or transferred the said property being ALL THAT piece and parcel of land measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less unto and in favour of Smt. Parvinder Kaur, described therein as Purchaser being the Vendor herein which was registered in the office of the then

Joint Registrar, Alipore and recorded therein as Book No. I, Volume No. 142, pages 129 to 139, being No. 8420 for the year 1985.

AND WHEREAS after such purchase, the vendor herein detected some mistake in the said Deed being No. 8420 of 1985. In view of that the Vendor herein executed a Deed of Declaration on 22.09.2016 thereby rectified the defect which was registered in the office of A.R.A.-IV, Kolkata and recorded therein as Book No. 1, Volume No. 1904-2016, page from 334695 to 334706, being No. 190408933 for the year 2016.

AND WHEREAS after such purchase the vendor herein duly mutate her name with the Baranagar Municipality and since then enjoying and possessing the said property as a sole owner thereof without any disturbance from any corner whatsoever with every right to any kind of transfer.

AND WHEREAS as per the recital described hereinabove the owner/Vendor herein by virtue of above deed thus acquired the absolute right, title, and interest over the said property with absolute ownership of the abovementioned property thereby enjoying and possessing the same without any disturbance from any corner whatsoever. There is a monthly tenant namely Sri Somnath Sarkhel, son of Kali Pada Sarkhel resides in the said property as a tenant for last 16 years under the tenancy of the vendor and the said tenant still resides in the said property. There is a title suit being Title Suit No. 227 of 2018 is pending before the Learned Civil Judge, Jr. Division at Sealdah.

AND WHEREAS the owner herein for her lawful reason decided to sale the said property. Knowing the same the Purchaser herein approach the Owner/Vendor herein for purchase the said property. The Vendor,

being satisfied with the offer made by the Purchaser as reasonable according to the present day market price as **Rs.65,83,500/- (Rupees Sixty Five Lac Eighty Three Thousand Five Hundred)** only was agreed to sell the said property to the purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of **Rs.65,83,500/- (Rupees Sixty Five Lac Eighty Three Thousand Five Hundred)** only of the lawful money of Union of India, in hand well and truly paid by the Purchaser to the Vendor, as per Memo below, on or before the execution of these presents (the receipt whereof the vendor do hereby admit and acknowledge as per Memo or Consideration hereunder written and of and from the payment of the same and every part thereof the vendor do hereby acquit release, relinquish, transfer, handover and forever discharge the said purchaser as well as the said property hereby sold) the Vendor being the absolute owner of the said premises as more morefully and particularly described in the Schedule hereunder written do hereby grant, transfer, convey, sell, release, relinquish, assure and assign unto and in favour of the Purchaser as is and where is basis **ALL THAT** the piece and parcel of land and it's hereditaments measuring about 07 (Seven) Cottahas 04 (Four) Chittacks be the same a little more or less lying and situated at and under Mouza - Bnhoogly, J.L. No. 6, Touzi No. 3027, R.S. No. 5, comprised in R.S. Dag No. 1753, 1754 and 1755 appertaining to R.S. Khatian Nos. 448, 1628, 1630, 1632, 1642 and 1654, P.S. - Baranagar under Baranagar Municipality, District - North 24 Parganas being Municipal Premises No. 4, Girish Chandra Ghosh Road, P.O. - ISI, Kolkata - 700 108, morefully and particularly described in the Schedule hereunder written and delineated in the

map or plan annexed hereto and depicted by Red border lines OR HOWSOEVER otherwise the said land hereditaments messuages and premises now are or is on heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, common fences, water, watercourses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the vendor into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning with the said land hereditaments messuages and premises and every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the vendor or any person or persons from whom the said vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land hereditaments messuages and premises so to be unto the said purchaser absolutely forever free from all encumbrances.

And the said Vendor do hereby covenant with the Purchaser as follows:-

That notwithstanding any act deed, matter or thing whatsoever made or done or executed or knowingly suffered to the contrary, the said Vendor now have good right, full power, absolute authority and

indefeasible title to grant, transfer, convey, assign, relinquish, release, sell the said property hereby sold or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid and delivered vacant and peaceful possession of the said land hereditaments messuages and premises to the purchaser simultaneously with the execution of these presents.

AND the purchaser shall and may at all times hereafter alongwith its successors, executors, representatives and assigns peaceably and quietly hold possess and enjoy the said land hereditaments meassuages and premises or every part thereof and pay the rents, taxes, electric charges to the appropriate authorities upon getting its name mutated in the office of the Collector, 24 Parganas North as well as in the office of the Baranagar Municipality and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendor or any of its predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated discharged saved harmless and keep the purchaser indemnified from or against all charges, mortgages, estates, encumbrances created by the vendor or any of its predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid, further the vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the vendor shall and will from time to time or at all times hereafter at the costs and request of the purchaser do and execute or cause to be done and executed all such acts, deeds things and matters whatsoever for

further better and more perfectly assuring and conveying the said land hereditaments messuages and premises to and unto the said purchaser as shall or may be reasonably required.

The vendor also declare that the land hereditaments meassuges and premises hereby sold has not been previously leased out, sold out, mortgaged, agreed to be leased out, sold out or mortgaged out, nor in any way transferred by the vendor, and there is no charge, lien, lispensens or any attachment whatsoever. The vendor sold the said land messuages and premises fully described in the schedule below while having good clear and marketable title therein and all the statements or covenants made hereinbefore by the vendor is true, genuine, no defect in title and free from all encumbrances and the vendor delivered vacant and khas physical possession of the said land hereditaments messuages and premises to the purchaser and the same are binding upon the respective successors, executors, legal representatives of the vendor. That if any defect or error be detected latter on in this Deed of Conveyance, the Vendor herein as well as its legal representatives at the request of the Purchaser and cost of the Purchaser bound to execute Deed of Rectification/Declaration or error whatsoever in future.

If any of the statements or covenants made hereinbefore by the vendor is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same and the vendor indemnify the purchaser for and against all the losses, damages, claims, cost and other demands which may be suffered and/or incurred by the purchaser in case someone else claims any right, title, interest and/or demand whatsoever to the said property and building thereon or any part thereof or otherwise and/or raise any objection for the transfer of

the said property by the purchaser at its cost and expenses. That all the losses and damages, if any of whatsoever nature in respect of the said property as aforesaid, which may be suffered and/or incurred by the purchaser shall be recovered and realized by the purchaser from the moveable and immovable property and re-imburement and compensation to be made by the vendor to the purchaser without any delay, demur, deduction, objection or otherwise. Further this Indemnity Bond shall be binding upon the respective successors, executors, legal representatives of the vendor.

The Vendor shall co-operate and assist for the purpose of mutation in the office of B.L. & L.R.O. and Baranagar Municipality and any other office by signing and providing all relevant documents to the purchaser as and when asked by the purchaser for the said purpose.

SCHEDULE OF THE PROPERTY
(Description of the entire property)

ALL THAT the piece and parcel of land and it's hereditaments measuring about **07 (Seven) Cottahs 04 (Four) Chittacks i.e. 0.1195 acre** be the same a little more or less alongwith cement floor R.T. Shed structure standing thereon measuring about 500 sq.ft. (tenanted) be the same a little more or less lying and situated at Mouza - Bonhoogly, J.L. No. 6, Touzi No. 3027, R.S. No. 5, comprised in R.S. Dag Nos. 1753, 1754, 1755, appertaining to R.S. Khatian Nos. 448, 1628, 1630, 1632, 1642, P.S. - Baranagar within Baranagar Municipality, Ward No. 14, being Municipal Premises No.4, Girish Chandra Ghosh Street, Holding No. 1075, P.O. - ISI, Kolkata - 700108, A.D.S.R. Cossipore Dum Dum, District - North 24 Parganas, proportionate Revenue annually payable to the State of West Bengal

butted and bounded in the manner as appearing hereunder as follows:-

- ON THE NORTH : Land of Dag No. 1790.
- ON THE SOUTH : Land of Dag No. 1754.
- ON THE EAST : 15 feet wide Girish Chandra Ghosh Street.
- ON THE WEST : Premises No. 4/1, Girish Chandra Ghosh Street.

The above property is also delineated in the annexed Plan, bordered RED and the said plan is part of this Deed.



Faint, illegible text or stamp impressions at the bottom of the page, possibly a date or reference number.

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED by the Vendor at Kolkata in presence of:

Shyam Singh
8 Ganga Parshad
Mukherjee Road
Kolkata-25

Perinder Kaur

Signature of the Vendor

SIGNED AND ACCEPTED by the Purchaser at Kolkata in presence of:

Soumitra Das.
10, Behari Lal Paul Street,
Baranagar, Kolkata-700036.

SAPNIL DEVELOPERS PVT. LTD.

Atanu Sanyal
Director

Signature of the Purchaser

Drafted by :

Sanjay Chakrabarti
Advocate

High Court, Calcutta.

NB - 216/97.

RECEIVED from the withinnamed Purchaser, the within mentioned sum of Rs. 65,83,500/- (Rupees - Sixty Five Lakh Eighty Three Thousand Five Hundred) only being full and final consideration money, as per memo below :-

MEMO OF CONSIDERATION

Date	Cash/Cheque /Draft No.	Bank	Branch	Amount (Rs.)
11.03.2016	000747	BOI	Kamarhatty	Rs. 5,00,000.00
26.06.2018	090409	BOI	Baranagar	Rs. 49,00,000.00
23.08.2018	090438	BOI	Baranagar	Rs. 11,83,500.00
			Total :	Rs. 65,83,500.00

(Rupees Sixty Five Lakh Eighty Three Thousand Five Hundred) only.

WITNESS :

1.

Shubert Singh
8 Ganga Parshad
Mukherjee Road.
Kolkata-25
















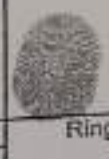







2.

Soumitra Das.
10, Behari Lal Paul Street,
Baranagar, Kolkata-700036.

Pervinder Kaur

Signature of the Vendor

PAGE NO. _____
 SPECIMEN FORM FOR TEN FINGERPRINTS

SL NO.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		Left Hand				
<i>Perindee Kaur</i>						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				
						
		Little	Ring	Middle	Fore	Thumb
		Left Hand				
<i>Himanshu Arora</i>						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				
						
		Little	Ring	Middle	Fore	Thumb
		Left Hand				
						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				

CONVEYANCE DEED SITE PLAN OF A LAND AT PRE. NO. 4, GIRISH GHOSH STREET, BARANAGAR, KOL - 700108, J.L. NO - 6, TOUZI NO - 3027, R.S. DAG NO - 1753, 1754, 1755, 1755/1796, R.S. KHATIAN NO - 448, 1628, 1630, 1632, 1642, MOUZA - BONHOOGHLY, HOLDING NO - 1075, WARD NO - 13, P.S. & MUNICIPALITY - BARANAGAR DIST. - NORTH 24 PARGANAS.

AREA OF THE LAND :- 07K - 04CH. - 00SFT.(M/L) SHOWN IN RED BORDER
 R.T.S. COV AREA :- 500 SFT.

NORTH



R.S. DAG
NO - 1761



R.S. DAG
NO - 1754

Perinder Kaur

SIG. OF VENDOR

R.S. DAG
NO - 1754

SAPNIL DEVELOPERS PVT. LTD.

Sapnil Das
Director

SIG. OF PURCHASER

Sajal Das

SAJAL DAS

Planner, Estimator & Supervisor
 Licence No. 5MLBS-A 101
 10, A.K. Dattagupta Lane, Kol-36

SITE PLAN

DRAWN BY

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

GRN: 19-201819-027828850-1

Payment Mode Online Payment

GRN Date: 24/08/2018 11:46:02

Bank : Bank of Boroda

BRN : 94629895

BRN Date: 24/08/2018 11:46:00

DEPOSITOR'S DETAILS

Id No. : 15060001345414/3/2018

(Query No./Query Year)

Name : SAPNIL DEVELOPERS PVT LTD
Contact No. : 08335050024 Mobile No. : +91 8335050024
E-mail : sapnildevelopers@gmail.com
Address : 531 NEOGI PARA ROADBARANAGARBARANAGAR
Applicant Name : Mr S Chakrabarti
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	15060001345414/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	394930
2	15060001345414/3/2018	Property Registration- Registration Fees	0030-03-104-001-15	65849
Total				460779

In Words : Rupees Four Lakh Sixty Thousand Seven Hundred Seventy Nine only

* নং.....

* ওয়াশিং রুপেখা বাবল বাড়ী / ঘরভাড়া.....

* বাসন ০৭..... সাল / মাহ ০৭ / ০৭ মাহ ২০১৪

* স্থান Kharanagar..... বাড়ী নং.....

* জামগার নং Girish Chandra Street, Kharanagar, Kolkata 700108

* ভাড়াটিয়া Mr. Ananta Kumar Ghosh


* মাসিক ভাড়া 1700 টকা ইলেকট্রিক ভাড়া

* কোং.....

* পন ১৪ ২০১৪..... সাল / তারিখ ০৭/০৭/২০১৪

*

টাকা	1700
------	------

* প্র
 স্বাঃ 

* নং.....

* জমাশিষ্ট রূপেখা বান্দ বাড়ী / ধরভাড়া.....

* সংখ্যা ০২..... সাল / মাহ ০৪ / ২০ মাহ ২০১১

* স্থান Garamara বাড়ী নং ৬

* জামগার নং Giron Giron Street No 700005

* ভাড়াটিয়া Somnath School

* মাসিক ভাড়া 130/-

* কোং.....

* সন ১৪ ২০১১..... সাল / তারিখ ০২/০৪/২০১১

টাকা	130/-
------	-------

স্বী
কৃত:

Handwritten signature
2.8.11

* নং.....

* জমাশিলি রূপেখা বান্দ বাড়ী | ধরভাড়া.....

* ধরভান ১৬..... ১ম / ২ম মাহ ২০ মাহ ২০০৮.....

* স্থান বরেন্দ্রস্বর..... বাড়ী নং ৪.....

* জামগার নং ত্রিপুরা জামগার বিভাগ - ৭০০০০৮.....

* ভাড়াটিয়া জামগার বিভাগ.....

* মাসিক ভাড়া ৫০..... ইলেকট্রিক ভাড়া.....

* কোং.....

* ধন ১৪ ২০০৮..... ১৫/৪/২০০৮.....

* টাকা ৫০.....

* সী
বাঃ

প্রোভান্সাল

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEZPK6229E



नाम / NAME

PERVINDER KAUR

पिता का नाम / FATHER'S NAME

MALKIAT SINGH

जन्म तिथि / DATE OF BIRTH

20-05-1955

हस्ताक्षर / SIGNATURE

Pervinder Kaur

P. Kaur

आयकर अधिकारी, प.सं.-११

COMMISSIONER OF INCOME-TAX, W.B.- 11

Pervinder Kaur

Pervinder Kaur

इस कार्ड के खो / चिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / प्रामाण्य कर दें
सहायक आयकर अधिकारी,
पी-७,
चौरंगी स्क्वायर,
कलकत्ता - ७०० ०६९.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভাবিকাঙ্কির আই ডি/Enrollment No.: 1040/20046/01888

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
 17/10/2012
 15865644
 পারবিন্দার কaur
 Pervinder Kaur
 8 GANGA PRASAD MUKHERJEE ROAD
 BHOWANIPUR, Bhowanipore S.O
 Bhowanipore, Kolkata
 West Bengal 700025
 9903320906



MN158656447DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2508 2597 0011

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

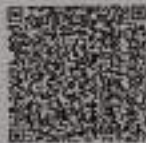
0203644



ভারত সরকার
GOVERNMENT OF INDIA



পারবিন্দার কaur
 Pervinder Kaur
 পিতা : মালকিয়াত সিং
 Father : MALKIAT SINGH
 জন্ম বর্ষ / Year of Birth : 1955
 মহিলা / Female



2508 2597 0011

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
 ৮, গঙ্গা প্রসাদ মুখের্জী রোড,
 ভাবানীপুর, ভাবানীপুর, কোলকাতা,
 পশ্চিমবঙ্গ, 700025

Address:
 8, GANGA PRASAD
 MUJHERJEE ROAD,
 BHOWANIPUR,
 Bhowanipore S.O,
 Bhowanipore, Kolkata, West
 Bengal, 700025



1827
1822 182 1847



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1827,
Bengaluru-560 007

Pervinder Kaur



SAPNIL DEVELOPERS PVT. LTD.
Atamne Sanyal
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ATANU SANYAL

AMAL SANYAL

15/11/1963

Permanent Account Number

ATBPS8338M

Atanu Sanyal
Signature



13033013

Atanu Sanyal



आयकर विभाग
भारत सरकार

5 AND 5

Major Information of the Deed

Deed No :	I-1506-08142/2018	Date of Registration	10/09/2018
Query No / Year	1506-0001345414/2018	Office where deed is registered	
Query Date	22/08/2018 3:07:24 PM	A.D.S.R. COSSIPORE DUMDUM, District North 24-Parganas	
Applicant Name, Address & Other Details	S Chakrabarti Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No: 9339842443, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 65,83,500/-	Rs. 65,83,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,95,030/- (Article 23)	Rs. 65,849/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Baranagar, Municipality: BARANAGAR, Road: Girish Chandra Ghosh Road, Mouza: Bon-Hoogly




Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1753	RS-448	Bastu	Danga	0.0396 Acre	21,41,500/-	21,41,500/-	Width of Approach Road: 15 Ft. Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L2	RS-1754	RS-448	Bastu	Danga	0.0249 Acre	13,46,550/-	13,46,550/-	Width of Approach Road: 15 Ft. Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L3	RS-1755	RS-1628	Bastu	Danga	0.055 Acre	29,74,300/-	29,74,300/-	Width of Approach Road: 15 Ft. Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
TOTAL :					11.95Dec	64,62,350 /-	64,62,350 /-	
Grand Total :					11.95Dec	64,62,350 /-	64,62,350 /-	

Major Information of the Deed - I-1506-08142/2018-10/09/2018

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	500 Sq Ft	1,21,150/-	1,21,150/-	Structure Type: Structure Tenanted, Litigated Property,
Gr Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,21,150 /-	1,21,150 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Pervinder Kaur (Presentant) Son of Sardar Malkait Singh Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office			
		24/08/2018	L1 24/08/2018	24/08/2018
8 Ganga Prasad Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.: AEZPK6229E, Status :Individual, Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Sapnil Developers Private Limited 5/31 Neogi Para Road, P O - Baranagar, P S:- Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.: AAQCST7150N, Status :Organization, Executed by: Representative			


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Atanu Sanyal Son of Late Amal Sanyal Date of Execution - 24/08/2018, , Admitted by: Self, Date of Admission: 24/08/2018, Place of Admission of Execution: Office			
		Aug 24 2018 2:51PM	L1 24/08/2018	24/08/2018

Major Information of the Deed - I-1506-08142/2018-10/09/2018

5/31 Neogi Para Road, P.O.- Baranagar, P.S.- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ATBPS8338M Status: Representative, Representative of: Sapnil Developers Private Limited (as Director)

Identifier Details :

Name & address	
Sanjay Ghosh Son of Late Dharani Dhar Ghosh 36 Patna Road, P.O.- Nimta, P.S.- Nimta, District-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Pervinder Kaur, Atanu Sanyal	
	24/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pervinder Kaur	Sapnil Developers Private Limited-3.96 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Pervinder Kaur	Sapnil Developers Private Limited-2.49 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Pervinder Kaur	Sapnil Developers Private Limited-5.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Pervinder Kaur	Sapnil Developers Private Limited-500.00000000 Sq Ft

Endorsement For Deed Number : I - 150608142 / 2018

On 24-08-2018

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

Presented for registration at 13.30 hrs on 24-08-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Pervinder Kaur, Executant.

Major Information of the Deed :- I-1506-08142/2018-10/09/2018

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 65,83,500/-

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

Execution is admitted on 24/08/2018 by Pervinder Kaur, Son of Sardar Malkait Singh, 8 Ganga Prasad Mukherjee Road, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Sikh, by Profession Business

Indetified by Sanjay Ghosh, . . Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O. Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 24-08-2018 by Atanu Sanyal, Director, Sapnil Developers Private Limited (Public Limited Company), 5/31 Neogi Para Road, P.O.- Baranagar, P.S.- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Sanjay Ghosh, . . Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O. Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,849/- (A(1) = Rs 65,835/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 65,849/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2018 11:46AM with Govt. Ref. No: 192018190278288501 on 24-08-2018, Amount Rs: 65,849/-
Bank: Bank of Boroda (BARB0INDIAE), Ref. No: 94629895 on 24-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,95,030/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,94,930/-

Description of Stamp

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

2. Stamp Type: Impressed, Serial no 4341, Amount: Rs. 100/-, Date of Purchase: 24/08/2018, Vendor name: R Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2018 11:46AM with Govt. Ref. No: 192018190278288501 on 24-08-2018, Amount Rs: 3,94,930/-
Bank: Bank of Boroda (BARB0INDIAE), Ref. No: 94629895 on 24-08-2018, Head of Account 0030-02-103-003-07

Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 10-09-2018

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.

Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-08142/2018-10/09/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2018, Page from 365950 to 365985
being No 150608142 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.09.11 13:15:18 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 11/09/2018 13:09:43
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)