

2839/17

3047/2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Registrar's seal and the endorsement shall be affixed to the document in the part this document. 872386



Re
Additional Registrar
of Assurances-IV, Kolkata

29/3/17
7.203.17
2009648/17
MV-5329.095/

c. no. 79/17
JUL 250-
JUL 502-
300-
3/3/17

13 APR 2017

DEED OF CONVEYANCE

THIS INDENTURE made this 29/3 day of MARCH, 2017

BETWEEN

Identified by me
 Jai Kumar Gurus, Advocate
 5% in Arrey Singh Gurus
 3A, Mangoo dave, Kankar, 700001
 F-1234/2001,
 P.O. G.P.O. & P.S. Haverst.

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 29 MAR 2017



88758
 02 MAR 2017
 No. _____
 Date _____
 02 MAR 2017
 Sd/-
 Anushree Banerjee
 L.S. VENDOR (S)
 HIGH COURT, KOLKATA-700001
 02 MAR 2017
 100/-
 Addressed to
 Anushree Banerjee
 6, P.O. St., KOL-5
 (Adv.)

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

GRN: 19-201617-005515310-1 Payment Mode Online Payment
 GRN Date: 29/03/2017 11:46:57 Bank : HDFC Bank
 BRN : 312523627 BRN Date: 29/03/2017 00:00:00

DEPOSITOR'S DETAILS

Name : APURBA MULLICK Id No. : 19041000098648/4/2017
(Query No./Query Year)
 Contact No. : Mobile No. : +91 8874343434
 E-mail :
 Address : 84/1 BELTALA ROAD, KOLKATA-700026
 Applicant Name : Mr APURBA MULLICK
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000098648/4/2017	Mutation/Conversion-Receipt	0025-00-800-028-27	1406
2	19041000098648/4/2017	Property Registration-Registration Fees	0030-03-104-001-16	53389
3	19041000098648/4/2017	Property Registration-Stamp duty	0030-02-103-003-02	373057

In Words : Rupees Four Lakh Twenty Seven Thousand Nine Hundred Twelve only **Total** 427912

29 MAR 2017
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA



1) **AJIT KUMAR GHOSH (PAN ASEPG8006G)**, son of Late Sushil Chandra Ghosh, by faith - Hindu, residing at 5, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Narkeldanga, Kolkata - 700 085;

2) **SMT. SHANTA GHOSH (PAN ANXPG2751Q)**, widow of Late Asim Kumar Ghosh, by faith - Hindu, residing at 6B, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Narkeldanga Kolkata - 700 085, and

3) **SMT. JOYASRI GHOSH (PAN ACIPG6102F)**, widow of Late Asit Kumar Ghosh, by faith - Hindu, residing at Dutta Tower, Flat No.4C, 5th Floor, Park Market, Hirapur, P.O.CMPF, P.S: Dhanbad Town, Dhanbad-826001, Jharkhand;

hereinafter for the sake of brevity collectively referred to as the **Vendors** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

M/S GOLDVIEW VANIJYA PRIVATE LIMITED (PAN AADCG1504D), a company duly incorporated under the provisions of Companies Act, 1956, having its registered office at 44/2A, Hazra Road, P.O.& P.S: Ballygunge Kolkata - 700 019 represented by one of its Directors namely Mr. Gyan Prakash Sah, son of Mr. Shankar Sah, by faith - Hindu, by occupation - business at 44/2A, Hazra Road, P.O. P.S: Ballygunge Kolkata - 700 019 hereinafter for the sake of brevity referred to as the **Purchaser** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its successors, or successors-in-interest and/or assigns) of the **SECOND PART**.

ADDITIONAL REGISTRAR
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WHEREAS :

A) By an Indenture of Conveyance dated 23rd day of May, 2008 between 1) Asim Kumar Ghosh, 2) Ajit Kumar Ghosh, 3) Smt Joyasri Ghosh and 4) Abhishek Ghosh therein collectively referred to as the **Vendors** of the First Part and M/s Exclusive Dealcomm Private Limited therein referred to as the **Purchaser** of the Second Part and Dilip Sen & Others therein collectively referred to as the **Confirming Parties** of the Third Part and registered at the Office of D.S.R.-II, North 24 Parganas in Book No. I, CD Volume No. 5, Pages from 15675 to 15704, being No. 04187 for the year 2008, the Vendors therein with the consent and concurrence of the Confirming Parties therein granted, transferred, conveyed, assigned and assured, unto and in favour of the Purchaser therein at or for the consideration therein mentioned **All That** the piece and parcel of land containing by estimation an area of 11.55 decimal equivalent to 7 Cottahs situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Barasat under the Madhyamgram Municipality, Ward No. 9, District - North 24 Parganas, comprised in following Dag & Khatian Nos:

R.S. Dag	L.R. Dag	L.R. Khatian	Area (In decimal/ Cottah)
993	2447	3302	8.52 / 5.1601
994	2441	3302	1.78 / 1.0754
996/1481	2445	3302	0.12 / 0.0681
996/1482	2445	3302	0.88 / 0.5391
994/1511	2447	3302	0.25 / 0.1573
		Total	11.55 / 7.0

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hereinafter for the sake of brevity referred to as the "said first deed"

- B) By a subsequent Indenture of Conveyance dated 6th day of October, 2012 between M/s Exclusive Dealcomm Private Limited referred to as the **Vendor** of the **One Part** and M/s Goldview Vanijya Private Limited therein referred to as the **Purchaser** of the **Other Part** and registered at the Office of Additional Registrar of Assurances II, Kolkata recorded in Book No. I, CD Volume No. 51, Pages from 3471 to 3485, being No. 12966 for the year 2012, the Vendor therein granted, transferred, conveyed, assigned and assured, unto and in favour of the Purchaser therein at or for the consideration therein mentioned **All That** the piece and parcel of land containing by estimation an area of 11.55 decimal equivalent to 7 Cottahs situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Barasat under the Madhyamgram Municipality, Ward No. 9, District - North 24 Parganas, comprised in following Dag & Khatian Nos:

R.S. Dag	L.R. Dag	L.R. Khatian	Area (In decimal/ Cottah)
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994	2441	3302	1.78 / 1.0754
996/1481	2445	3302	0.12 / 0.0681
996/1482	2445	3302	0.88 / 0.5391
994/1511	2447	3302	0.25 / 0.1573
		Total	11.55 / 7.0

hereinafter for the sake of brevity referred to as the "said second deed"

- C) After the execution and registration of the said first Deed, the said Asim Kumar Ghosh, being the Vendor No.1 in the said first deed, died

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on the 16th day of August, 2008, leaving him surviving his widow Smt. Shanta Ghosh and the said Abhishek Ghosh, the Vendor No. 4 in the said first Deed, a Bachelor, also died on the 8th day of October, 2014, leaving him surviving his mother Smt. Joyasri Ghosh as his only heir and legal representative.

- D) Thus the said Smt. Santa Ghosh, the Vendor No. 2 herein by way of inheritance became entitled to the share of her deceased husband and Smt. Joyasri Ghosh, the Vendor No.3 herein apart from the share held by her by way of inheritance from her husband also became entitled to the share left by her deceased son.
- E) After purchase of the aforesaid land, the purchaser herein took steps to mutate its name in the record of rights with the concerned B.L & L.R.O when it was revealed that out of the five Dag Nos. mentioned in said first and second deeds, no land exist in the dag nos. 993, 996/1481, 996/1482 and 994/1511 aggregating to an area of 9.77 decimals in the name of the Vendors and/or the confirming party herein.
- F) Accordingly the purchaser herein approached the vendors through the vendor of the said second deed and on being enlightened by the purchaser herein and after perusing the records, the vendors herein admitted the mistake and agreed to re-execute an equal area of land admeasuring 9.77 decimal equivalent to 5.9246 cottahs in the adjacent R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449 appurtaining to L.R. Khatlan No.3302 in the same Mouza Udairajpur in the district of North 24 Parganas.
- G) Thus the Vendors of the said first Deed and also the vendors herein have agreed to transfer and convey **All That** the piece and parcel of land containing by estimation an area of 9.77 decimal equivalent to 5.9246 cottahs and concur the sale executed in the said first deed

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on the 16th day of August, 2008, leaving him surviving his widow Smt. Shanta Ghosh and the said Abhishek Ghosh, the Vendor No. 4 in the said first Deed, a Bachelor, also died on the 8th day of October, 2014, leaving him surviving his mother Smt. Joyasri Ghosh as his only heir and legal representative.

- D) Thus the said Smt. Santa Ghosh, the Vendor No. 2 herein by way of inheritance became entitled to the share of her deceased husband and Smt. Joyasri Ghosh, the Vendor No.3 herein apart from the share held by her by way of inheritance from her husband also became entitled to the share left by her deceased son.
- E) After purchase of the aforesaid land, the purchaser herein took steps to mutate its name in the record of rights with the concerned B.L & L.R.O when it was revealed that out of the five Dag Nos. mentioned in said first and second deeds, no land exist in the dag nos. 993, 996/1481, 996/1482 and 994/1511 aggregating to an area of 9.77 decimals in the name of the Vendors and/or the confirming party herein.
- F) Accordingly the purchaser herein approached the vendors through the vendor of the said second deed and on being enlightened by the purchaser herein and after perusing the records, the vendors herein admitted the mistake and agreed to re-execute an equal area of land admeasuring 9.77 decimal equivalent to 5.9246 cottahs in the adjacent R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449 appertaining to L.R. Khatian No.3302 in the same Mouza Udairajpur in the district of North 24 Parganas.
- G) Thus the Vendors of the said first Deed and also the vendors herein have agreed to transfer and convey **All That** the piece and parcel of land containing by estimation an area of 9.77 decimal equivalent to:

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the said First Deed and received by the vendors herein at the time of the execution and registration of the said first deed. Accordingly, upon the request of the vendor of the said second deed and also being the purchaser of the said First Deed, the vendors herein have agreed to execute the Instant deed In favour of the purchaser of the said second deed and also the purchaser herein without any further consideration as the entire consideration for 11.55 decimal of the land has already been received by the vendors as detailed in the memo of consideration of the said first deed.

- J) *Accordingly upon the request of the purchaser and with the consent and concurrence of the vendor of the said second deed and also being the purchaser of the said First Deed, the Vendors herein have agreed to re-execute and transfer convey assign and assure In favour of the Purchaser in respect of **ALL THAT** the plece and parcel of land (bagan) admeasuring **9.77** decimal equivalent to **5.9246** cottahs In the adjacent **R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449** appurtaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur**, P.O. Udairajpur , Police Station - Madhyamgram (Formerly Barasat)under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) , District - North 24 Parganas, absolutely and forever free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature more particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**said Land**" at or for the consideration of a sum of Rs. 32,56,667/- being the proportionate amount for 9.77 Decimal out of 11.55 decimal already paid to the Vendors mentioned in the said first deed dated 23rd day of May, 2008.*

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

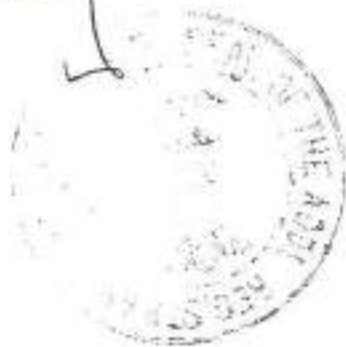
That in pursuance of the said agreement and in consideration of a sum of Rs. 32,56,667/- being the proportionate amount for 9.77 decimal out of 11.55 decimal already paid in said first deed by the vendor of the said second deed and also being the purchaser of the said First Deed to the **VENDORS** and further similar consideration already paid in the said second deed by the **PURCHASER** herein to the vendor of the said second deed and also being the purchaser of the said First Deed, the **VENDORS** do and each of them doth hereby with the consent and concurrence of the vendor of the said second deed and also being the purchaser of the said First Deed, indefeasibly grant, convey and transfer, assign and assure unto and in favour of the **PURCHASER** **ALL THAT** the piece and parcel of land (bagan) admeasuring 9.77 decimal equivalent to 5.9246 cottahs in the adjacent **R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449** appertaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur, P.O. Udairajpur, Police Station - Madhyamgram (Formerly Barasat)** under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9), District - North 24 Parganas more particularly mentioned and described in the **SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and Trusts of whatsoever nature **HOWSOEVER** otherwise the Said land now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with sewers, drains, Trees, fences, hedges, ditches, path passages, water courses, walls, and benefits and advantages of ancient and other lights, liberties easements privileges, appendages and appurtenances whatsoever in the Said land or any part thereof belonging or in any wise appertaining to or and remainders, rents, issues and profits thereof and of every part thereof together with all estate, right, title,

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interest, inheritance, use, trust, claim and demand whatsoever both at law and in equity of the **VENDORS** into and upon the Said land or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way relate to the Said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDORS**, their and each of their respective heirs, executors, administrators, legal representatives and assigns or any person from whom it may procure the same without any action or suit at law or in equity **AND TO HAVE AND TO HOLD AND ENJOY** the said land and every part thereby granted, conveyed and transferred or expressed and intended unto and to the use of the **PURCHASER**, its successors or successors in Interest and/or assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, lispensens, acquisitions, requisitions, attachments and Trusts of whatsoever created or suffered by the **VENDORS** of these presents, **AND** the **VENDORS** their and each of their respective heirs, executors, administrators, legal representatives and assigns covenant with the **PURCHASER**, its successors or successors in Interest and/or assigns **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by the **VENDORS** or by any of their respective predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the **VENDORS** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said land hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASER**, its successor or successors in Interest and/or assigns in the manner aforesaid **AND THAT** the **PURCHASER**, its successor or successors in interest and/or assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every

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part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any right title or interest thereof from under or in trust for them or from or under any of their predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDORS** well and sufficiently keep the **PURCHASER** indemnified from and against all manner of claims, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the **VENDORS** or any of their respective ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER** that the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the **VENDORS** or from or under any of their respective predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASER**, its successor or successors in Interest and/or assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the **PURCHASER**, its successor or successors in Interest and/or assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the **VENDORS** their and each of their respective heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASER**, its successor or successors in Interest and/or assigns against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **VENDORS** or any of their respective predecessor or predecessors in title.

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OF ASSURANCES-IV, KOLKATA



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land (bagan) admeasuring 9.77 decimal equivalent to **5.9246** cottahs in the adjacent **R.S. Dag being No.996/1484** corresponding to **L.R. Dag No.2449** appertaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur**, P.O. Udairajpur, Police Station - Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9), Udayrajpur Ghoshpara Road, District - North 24 Parganas.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first written above.

SIGNED SEALED AND DELIVERED

By the VENDORS at
In the presence of:

1. *Arbansu Khatun*
Adm
City Civil Court

2. *Surajit Dutta*
Madhyamgram
Barasat

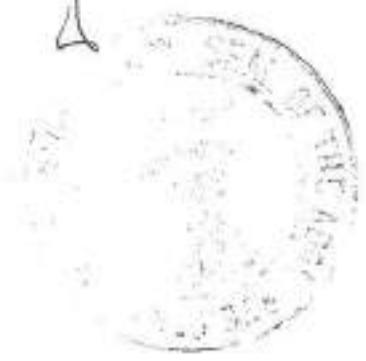
1. *Bit Kumar Ghosh*

2. *Santosh*

3. *Jyoti Ghosh*

(VENDORS)

25 JAN 1987
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA



SIGNED SEALED AND DELIVERED

By the Purchaser Company
 Through Mr. Dhiraj Kumar Surana,
 its authorized representative, pursuant to
 a resolution passed at the meeting of
 the board of Directors of the company
 at its registered office on the 28th day
 of February, 2017 at
 in the presence of:

1. *Apurba Kumar Das*
City Court Clerk
2. *Sunjit Dutta*
Madhyam gram
Barasat

GOLDVIEW VANIYA PVT. LTD
Nayan Bakshi
 Director

(PURCHASER)

Jai Kumar Surana
 Drafted by:

Jai Kumar Surana,

Advocate, High Court at Calcutta

Enrolment No:F/1237/2001

25 MAR 2011
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA



MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. 32,56,667/- being the proportionate amount for 9.77 Decimal out of 11.55 decimal already paid in said first deed dated 23 rd May, 2008 being No. 04187 for the year 2008.

Witness:

1. *Arto nualalil*
Am
2. *Sunait Dutta*
Madhyamgram
Barabati

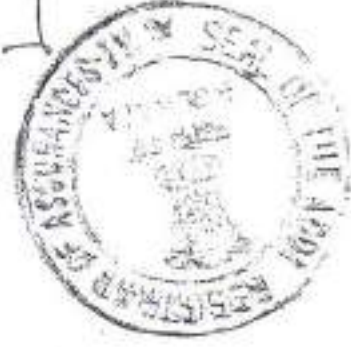
1. *Ajit Kumar Ghosh*

2. *Santosh*


































3. *Joyasi Ghosh*

SIGNATURE OF VENDORS.

25 MAR 2011
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA




PSPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants							
	 <i>Dil Kumar Ghosh</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
			 <i>Santa</i>					
				Little Ring Middle Fore Thumb (Left Hand)				
								
Thumb Fore Middle Ring Little (Right Hand)								
<i>Tyasa Ghosh</i>								
				Little Ring Middle Fore Thumb (Left Hand)				
								
		Thumb Fore Middle Ring Little (Right Hand)						

29 APR 2017
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA



PSPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 GOLDVIEW VANIYA PVT. LTD. <i>Yogendra Kulkarni</i> Director					
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

25.11.2019
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1904000789/2017	Date of Application	29/03/2017
Query No / Year	19041000098648/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr APURBA MULLICK		
Stampduty Payable	Rs.3,73,057/-		
Registration Fees Payable	Rs.53,389/-		
Applicant Name of the Visit Commission	Mr J K SURANA		
Applicant Address	6, O P O ST		
Place of Commission	6, O P O ST		
Expected Date and Time of Commission	29/03/2017 2:36 PM		
Fee Details	J1: 250/-, J2: 50/-, PTA-J(2): 0/-, Total Fees Paid: 300/-		
Remarks			

25 MAR 2011
ADDITIONAL REGISTRAR
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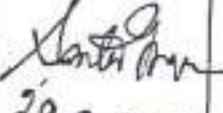


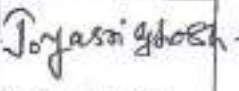
Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000098648/2017



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	Mr AJIT KUMAR GHOSH 5, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Seller		1710 	 29.3.17
2	Smt SHANTA GHOSH 6B, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Seller		1711 	 29.3.2017
3	Smt JOYASRI GHOSH HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001	Seller		1712 	 29.3.2017

75 Dec 2011 2:00
ADMINISTRATIVE REGISTRAR
OF ASSURANCE DEPT., KOLKATA



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
4	Mr GYAN PRAKASH SAH 44/2A, HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Bulygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [M/S GOLDVIEW W VANIJYA PVT LTD]			<i>GOLDVIEW VANIJYA PVT. LTD. Gyan Prakash Sah 29/03/2017 Director</i>
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr JAI KUMAR SURANA Son of Mr ABHAY SINGH SURANA 3A, MANGO LANE, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr AJIT KUMAR GHOSH, Smt SHANTA GHOSH, Smt JOYASRI GHOSH, Mr GYAN PRAKASH SAH		<i>Jai Kumar Surana 29/03/2017</i>	

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

25 MAR 2011
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA



Major Information of the Deed

Deed No :	I-1904-03047/2017	Date of Registration	03/04/2017
Query No / Year	1904-1000098648/2017	Office where deed is registered	
Query Date	24/03/2017 5:25:31 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	APURBA MULLICK 84/1, BELTALA ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830211111, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 32,56,867/-	Rs. 53,29,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,73,157/- (Article:23)	Rs. 53,389/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur, Ward No: 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2449	LR-3302	Bastu	Bagan	9.77 Dec	32,56,867/-	53,29,095/-	Property is on Road
Grand Total :					9.77Dec	32,56,667 /-	53,29,095 /-	

Seller Details :

S/ No	Name,Address,Photo,Finger print and Signature
1	Mr AJIT KUMAR GHOSH Son of Late SUSHIL CHANDRA GHOSH 5, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ASEPG8006G Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence
2	Smt SHANTA GHOSH Wife of Late ASIM KUMAR GHOSH 6B, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ANXPG2751Q Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence
3	Smt JOYASRI GHOSH Wife of Late ASIT KUMAR GHOSH HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ACIPG6102F Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence

Buyer Details :

S/ No	Name,Address,Photo,Finger print and Signature
1	M/S GOLDVIEW VANIJYA PVT LTD 44/2A, HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AADCG1504D Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GYAN PRAKASH SAH (Presentant) Son of Mr SHANKAR SAH 44/2A, HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S GOLDVIEW VANIJYA PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr JAI KUMAR SURANA Son of Mr ABHAY SINGH SURANA 3A, MANGO LANE, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr AJIT KUMAR GHOSH, Smt SHANTA GHOSH, Smt JOYASRI GHOSH, Mr GYAN PRAKASH SAH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S GOLDVIEW VANIJYA PVT LTD-3.25667 Dec
2	Smt SHANTA GHOSH	M/S GOLDVIEW VANIJYA PVT LTD-3.25667 Dec
3	Smt JOYASRI GHOSH	M/S GOLDVIEW VANIJYA PVT LTD-3.25667 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur, Ward No: 5

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2449(Corresponding RS Plot No:- 1484), LR Khatian No:- 3302	Owner:যোষেব এষ্টেট সিং, Address:মিড, Classification:বাগান, Area:0.17000000 Acre,

Endorsement For Deed Number : I - 190403047 / 2017

On 24-03-2017

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 53,29,095/-

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 29-03-2017

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

Presented for registration at 19:25 hrs on 29-03-2017, at the Private residence by Mr GYAN PRAKASH SAH .

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

Execution is admitted on 29/03/2017 by 1. Mr AJIT KUMAR GHOSH, Son of Late SUSHIL CHANDRA GHOSH, 5, CHARAKDANGA ROAD, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business, 2. Smt SHANTA GHOSH, Wife of Late ASIM KUMAR GHOSH, 6B, CHARAKDANGA ROAD, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 3. Smt JOYASRI GHOSH, Wife of Late ASIT KUMAR GHOSH, HIRAPUR, P.O: CMPF, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession House wife

Indetified by Mr JAI KUMAR SURANA, , Son of Mr ABHAY SINGH SURANA, 3A, MANGO LANE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 29-03-2017 by Mr GYAN PRAKASH SAH, DIRECTOR, M/S GOLDVIEW VANIJYA PVT LTD, 44/2A, HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Disirict:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr JAI KUMAR SURANA, , Son of Mr ABHAY SINGH SURANA, 3A, MANGO LANE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 31-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,389/- (A(1) = Rs 53,291/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 53,389/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2017 12:00AM with Govt. Ref. No: 192016170055153101 on 29-03-2017, Amount Rs: 53,389/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312523627 on 30-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,73,057/- and Stamp Duty paid by by online = Rs 3,73,057/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2017 12:00AM with Govt. Ref. No: 192016170055153101 on 29-03-2017, Amount Rs: 3,73,057/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312523627 on 30-03-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-04-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,73,057/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 88758, Amount: Rs.100/-, Date of Purchase: 02/03/2017, Vendor name: A BANERJEE



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 121109 to 121145
being No 190403047 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.04.18 17:07:20 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 18-04-2017 17:07:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

