

3725/2018

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D-3893/2018

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

ARA II

E 499962

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9/10/18 31238/18

Additional Registrar of Assurances  
Kolkata

Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement sheet attached to the Document are the part of this Document.

*S. Mandal*  
Additional Registrar  
of Assurances, Kolkata  
25/10/18

THIS DEED OF CONVEYANCE is made this 25<sup>th</sup> day of October, Two Thousand and Eighteen (2018) A.D.

T. K. Mukhopadhyay

25 OCT 2018

SL. NO. 24623 DATE.....

NAME..... Manab Kundu Adv

ADD..... 14, Jogendra Basak Rd.

AMT..... 5000 (FIVE thousand only) Kot-36



*Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Raju Mondal, Adv.  
S/o. C. Mondal  
S. M. M. Feeder Road,  
P.S. - Belgharia  
Kaf: - 7000 56.  
E. No. F2290/2017

ADDITIONAL REG  
OF ASSURANCE-II  
25 OCT 2018  
R  
TA

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

GRN: 19-201819-029975376-1

Payment Mode Online Payment

GRN Date: 25/10/2018 11:21:31

Bank : State Bank of India

BRN : CKH5130232

BRN Date: 25/10/2018 11:22:57

DEPOSITOR'S DETAILS

Id No. : 19020001631238/6/2018

[Query No./Query Year]

Name : K N KUNDU AND CO

Contact No. :

Mobile No. : +91 9433485640

E-mail :

Address : 14 JOGENDRA BASAK ROAD KOLKATA 700036

Applicant Name : Mr MANAB KUNDU

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

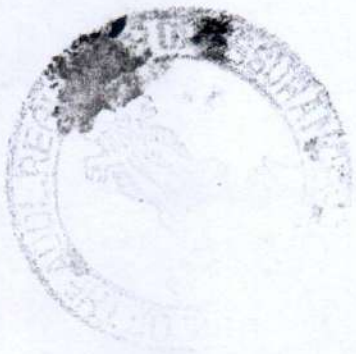
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19020001631238/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	45155 ✓
2	19020001631238/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	8370 ✓

Total

53525 ✓

In Words : Rupees Fifty Three Thousand Five Hundred Twenty Five only



ADDITIONAL RES  
OF ASSURANCE

25 OCT 2014

## BETWEEN

"SKYWINGS", a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, having Income Tax PAN NO : ADMFS7382Q, represented by one its Partners (1) MR. TAPAN KUMAR MUKHOPADHYAY, son of Late Girindra Bhusan Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : AEBPM8420M, residing at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, hereinafter called the "VENDOR" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, successors-in-office, administrators legal representatives and assigns ) of the ONE PART.

## AND

(1) SRI HRISHIKESH GHOSH, son of Late Gour Hari Ghosh, by religion - Hindu, by occupation - Business, having Income Tax PAN No. AURPG9173B, residing at 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003 And (2) SMT. JYOTSNA GHOSH alias SMT. JYOTSNA RANI GHOSH, wife of Sri Hrishikesh Ghosh, by religion - Hindu, by occupation - Housewife, having Income Tax PAN No. AURPG9174G, residing at 10C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003, hereinafter referred to as the 'PURCHASERS' ( which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators legal representatives and assigns ) of the OTHER PART.

WHEREAS predecessor in title Smt. Nina Dawn and Mrs. Munmun Dawn nee Banerjee jointly seized and possessed otherwise or well sufficiently entitled to all that a piece and parcel of undivided 1/4<sup>th</sup> share of land out of total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. with partly two storied tenanted building measuring 180 Sq. Ft. on Ground Floor and 156 Sq. Ft. on the First Floor out of the total structure measuring 720 Sq. Ft. on the Ground Floor and 624 Sq. Ft. on the First Floor being Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata – 700 003, under the Additional Registrar of Assurances, at Kolkata, District : Kolkata.

WHEREAS by a Deed of Conveyance dated 7<sup>th</sup> day of July, 2015 said Smt. Nina Dawn and Mrs. Munmun Dawn nee Banerjee jointly mentioned therein Vendors, Vendors therein sold, transferred, convey all that a piece and parcel of undivided 1/4<sup>th</sup> share of land out of total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. with partly two storied tenanted building measuring 180 Sq. Ft. on Ground Floor and 156 Sq. Ft. on the First Floor out of the total structure measuring 720 Sq. Ft. on the Ground Floor and 624 Sq. Ft. on the First Floor being Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata – 700 003 in favour of the Purchaser, Sri Nilambar Ghosh which was registered in the office of the Additional Registrar of Assurances – II, Kolkata, recorded in Book No. I, Volume No. 1902-2015, Pages from 94741 to 94770, being Deed No. 190208522 for the year 2015 for valuable consideration mentioned therein.

AND WHEREAS after such purchase said Sri Nilambar Ghosh seized and possessed otherwise or well sufficiently entitled to all that undivided 1/4<sup>th</sup>

T.K. Mukherjee

share of land measuring with partly two storied tenanted building eastern part of the building being Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata – 700 003 and paying the Municipal Taxes on Municipal Assessee No. 11-008-370038-5, regularly enjoying the same free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 17<sup>th</sup> day of February, 2018 said Sri Nilambar Ghosh mentioned therein Vendor, Vendor therein sold, transferred, convey all that a piece and parcel of undivided 1/4<sup>th</sup> (one fourth) share of land measuring 5 Chittaks 32.50 sq. ft. i.e. 257.50 sq. ft. more or less with partly two storied 70 years old completely dilapidated cement floor finished 15 years above occupied tenanted brick built house measuring 180 sq.ft. covered area in Ground Floor and 156 sq.ft. covered area on First Floor, eastern portion of the building being Municipal Assessee No. 11-008-370038-5, Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata – 700 003 out of the total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. with partly two storied tenanted brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata – 700 003, under the Additional Registrar of Assurances – II, at Kolkata, District : Kolkata in favour of the Purchaser, “SKYWINGS”, a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, which was registered in the office of the Additional Registrar of Assurances – II, Kolkata, recorded in Book No. I, Volume No. 1902-

2018, Pages from 16745 to 16780, being Deed No. 190200503 for the year 2018 for valuable consideration mentioned therein.

AND WHEREAS after such purchase said "SKYWINGS", a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005 recorded its name in the office of the Kolkata Municipal Corporation on the land measuring 5 Chittaks 32.50 sq. ft. i.e. 257.50 sq. ft. more or less with partly two storied brick built house measuring 180 sq.ft. covered area in Ground Floor and 156 sq. ft. covered area on First Floor, eastern portion of the building being Municipal Assessee No. 11-008-370038-5, Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 and paying the municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the Vendor intends to sell and the Purchasers agree to purchase all that undivided share of land measuring 128.75 sq. ft. more or less with partly two storied 70 years old completely dilapidated cement floor finished tenanted brick built house measuring 90 sq. ft. covered area in Ground Floor and 78 sq. ft. covered area on First Floor, eastern portion of the building of its undivided 1/4<sup>th</sup> ownership of the Vendor being Municipal Assessee No. 11-008-370038-5, being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 being undivided 1/8<sup>th</sup> (one eight) share, the particular of such 1/8<sup>th</sup> (one eight) share morefully described in the SECOND SCHEDULE hereto out of the total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. i.e. 1030 sq. ft. brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on



First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 along with 5' wide common passage of ingress and egress of the premises, the entirety of such property morefully described in the FIRST SCHEDULE hereto at or for a total consideration of Rs. 3,00,000.00 ( Rupees three lacs ) only which is the actual market price.

The Vendor has represented to the Purchasers as follows:

That the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule property free from all encumbrances.

That the right title and interest of the Vendor in the property is free from all encumbrances and Vendor has a marketable title of the same.

That the entirety of the Schedule property is in actual has and physical possession of the Vendor.

That the Vendor has not received any notice for acquisition or requisition of the property or any part or portion thereof under any of laws for the time being in force.

That the Vendor has not entered into any agreement for sale, lease or otherwise for transfer of the said property or any part or portion thereof in favour of any one other than in favour of the Purchasers herein.

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That the Vendor is not aware of any impediment affecting the property whereby is in any way barred from entering into this agreement.

That the Vendor is fully and sufficiently entitled to deal with and/or dispose off the said Schedule below property and thus enter into this deed of conveyance.

AND WHEREAS in pursuance to the same the Vendor herein agreed to execute and register Deed of Conveyance in respect of all that undivided share of land measuring 128.75 sq. ft. more or less with partly two storied 70 years old completely dilapidated cement floor finished tenanted brick built house measuring 90 sq. ft. covered area in Ground Floor and 78 sq. ft. covered area on First Floor, eastern portion of the building of its undivided 1/4<sup>th</sup> ownership of the Vendor being Municipal Assessee No. 11-008-370038-5, being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 being undivided 1/8<sup>th</sup> (one eight) share, the particular of such 1/8<sup>th</sup> (one eight) share morefully described in the SECOND SCHEDULE hereto out of the total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. i.e. 1030 sq. ft. brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 along with 5' wide common passage of ingress and egress of the premises, the entirety of such property morefully described in the FIRST SCHEDULE hereunder written to the Purchasers herein.

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NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance to the same and in consideration of the sum of Rs. 3,00,000.00 ( Rupees three lacs ) only paid by the Purchasers to the Vendor the total consideration money of the said land and premises the receipt whereof the Vendor do hereby admits and acknowledges and on and from the payment of the same and every part thereof acquit release and discharge the Purchasers, their respective heirs, executors, administrators, representatives and assigns and everyone of them and also the said all that undivided share of land measuring 128.75 sq. ft. more or less with partly two storied 70 years old completely dilapidated cement floor finished tenanted brick built house measuring 90 sq. ft. covered area in Ground Floor and 78 sq. ft. covered area on First Floor, eastern portion of the building of its undivided 1/4<sup>th</sup> ownership of the Vendor being Municipal Assessee No. 11-008-370038-5, being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 being undivided 1/8<sup>th</sup> (one eight) share, the particular of such 1/8<sup>th</sup> (one eight) share morefully described in the SECOND SCHEDULE hereto out of the total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. i.e. 1030 sq. ft. brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 along with 5' wide common passage of ingress and egress of the premises, the particular of such entirety of premises is morefully described in the FIRST SCHEDULE hereunder written and the Vendor as beneficial Owner do by these presents indefeasibly grant, sell convey and transfer, assign and assure unto the Purchasers, their respective heirs, executors, administrators, representatives and assigns free from all encumbrances,

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attachment and other defect in title ALL THAT undivided share of land measuring 128.75 sq. ft. more or less with partly two storied 70 years old completely dilapidated cement floor finished tenanted brick built house measuring 90 sq. ft. covered area in Ground Floor and 78 sq. ft. covered area on First Floor, eastern portion of the building of its undivided 1/4<sup>th</sup> ownership of the Vendor being Municipal Assessee No. 11-008-370038-5, being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 being undivided 1/8<sup>th</sup> (one eight) share, the particular of such 1/8<sup>th</sup> (one eight) share morefully described in the SECOND SCHEDULE hereto out of the total land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. i.e. 1030 sq. ft. brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 along with 5' wide common passage of ingress and egress of the premises, the particular of such entirety of premises is morefully described in the FIRST SCHEDULE hereunder written OR HOWSOEVER otherwise and the said property now or here to before were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER with the land or ground whereupon or on part whereof the same is erected and built together further with all erections, fixtures, walls, yards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to do with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders rents, issues and profits

thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof AND all deeds, pattas writings and evidence of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its successor-in-office, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, their respective heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from these presents AND the Vendor do hereby for itself and its heirs, executors, administrators, representatives and assigns. THAT NOTWITHSTANDING any act, deed, or thing, whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor and 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 property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of their heirs, executors, administrators, representatives, and assigns in the manner aforesaid AND THAT the Purchasers, their respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably

and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its successor-in-office and predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its successor-in-office 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 property or any part thereof from under or in trust for them the Vendor or from or under any of its its successor-in-office in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their respective heirs, executors, administrators, representatives and 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 property and every part thereof unto and to the use of the Purchasers, their respective heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and its its successor-in-office, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, their respective heirs and executors, administrators and assigns against loss, damages, costs, charges

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and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein under contained .

AND FURTHER THE VENDOR DO COVENANT WITH THE PURCHASERS as follows :-

1. That the Purchasers shall pay all municipal taxes charges, levies and impositions payable for the time being by the Purchasers as owner of the said Schedule below property and when the same becomes due and payable and shall in addition thereto also pay all other liabilities for Schedule below property.
2. That the Vendor covenants with the Purchasers to save harmless from and indemnified against all encumbrances, charges, and claim whatsoever.
3. That the Vendor at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers.
4. That the Purchasers shall hereby peacefully and quietly hold, possess and enjoy the said property without claim or demand whatsoever from the Vendor or any person claiming through or under them.

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5. That the Purchasers shall also be titled to sale, mortgage, liens and otherwise alienate the property hereby conveyed, subject to the terms herein contained to any one without the consent of the Vendor.
6. That the Purchasers shall not do or cause to be done any act or commission, which may in any manner prejudiced the right of the Vendor and interference with the peaceful and convenient enjoyment thereof.
7. That the Purchasers shall at their own costs and expenses fix separate meter or meters in the said property for electricity power to be consumed in the said property and pay all charges in respect thereof.
8. That the Purchasers shall be entitled to apply to The Kolkata Municipal Corporation for their separate municipal tax bill in respect of the said property exclusively in their names and the Vendor shall have no objection thereof in sending such assessment and or appointment of taxes the Purchasers shall pay.

THE FIRST SCHEDULE ABOVE REFERRED TO  
(Premises No. 10B, Raja Raj Ballave Street., Kolkata : 700003 )

ALL THAT a piece and parcel of land measuring 1 Cottah 6 Chittaks 40 Sq. Ft. i.e. 1030 sq. ft. brick built house measuring 720 sq.ft. covered area in Ground Floor and 624 sq. ft. covered area on First Floor i.e. total covered area measuring 1344 Sq. ft. being Municipal Premises No. 10B, Raja Rajballav Street, Police Station – Shyampukur, under the Kolkata Municipal

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Corporation, Ward No. 8, Kolkata - 700 003 along with 5' wide common passage of ingress and egress of the premises, under the Additional Registrar of Assurances - II, at Kolkata, District : Kolkata and the said land and premises annexed with Plan marked with colour "RED" herein. The said premises is butted and bounded as follows :-

- ON THE NORTH : By the premises No. 12, Raja Raj Ballave Street.
- ON THE EAST : By the premises No. 13, Raja Raj Ballave Street.
- ON THE SOUTH : By the premises No. 10A, Raja Raj Ballave Street.
- ON THE WEST : By the premises No. 10C, Raja Raj Ballave Street along with 5' wide common passage of ingress and egress of the premises.

THE SECOND SCHEDULE ABOVE REFERRED TO  
(Premises No. 10B, Raja Raj Ballave Street,, Kolkata : 700003 )

ALL THAT undivided  $\frac{1}{8}$ <sup>th</sup> share of land measuring 128.75 sq. ft. more or less with partly two storied cement floor finished 70 years above occupied by tenants more than 15 years namely Sudipta Singha and Sri Banio Mahalik brick built house measuring 90 sq. ft. covered area in Ground Floor and 78 sq. ft. covered area on First Floor, eastern portion of the building of its undivided  $\frac{1}{4}$ <sup>th</sup> ownership of the Vendor being Municipal Assessee No. 11-008-370038-5, Municipal Premises No. 10B, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 the particular of such entirety of land and building is more fully described in the FIRST SCHEDULE herein above written.

IN WITNESS WHEREOF the parties hereto have executed and delivered there presents on the day, month and year first above written :

Signed & Delivered by the  
Vendor hereto at Kolkata  
in the presence of:

1. Raju Mondal  
3, M. M. Feddes Road,  
P. S. - Belghoria  
Kas. - 700056.
2. Saikat Pyne  
119/A/1, Neogi Patra Lane,  
KOL-700036

Signed & Delivered by the  
Purchaser hereto at Kolkata  
in the presence of:

1. Raju Mondal  
3, M. M. Feddes Road,  
P. S. - Belghoria  
Kas. - 700056.
2. Saikat Pyne  
119/A/1, Neogi Patra Lane,  
KOL-700036

**SKYWINGS**

Tapan Kumar Mukhopadhyay  
Partner

Hrishikesh Ghosh,

SRI HRISHIKESH GHOSH

শ্রী হরিশঙ্কর গোস্বামী  
সম্প্রদায়িক গোস্বামী

SMT. JYOTSNA GHOSH

alias SMT. JYOTSNA RANI

GHOSH

MEMO OF CONSIDERATION

Received full consideration amount Rs. 3,00,000.00 ( Rupees three lacs ) only from the Purchasers SRI HRISHIKESH GHOSH, son of Late Gour Hari Ghosh And SMT. JYOTSNA GHOSH alias SMT. JYOTSNA RANI GHOSH, wife of Sri Hrishikesh Ghosh, both are residing at 10C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700 003.

in the presence of:

1. Raju Mondal
2. Saikat Pyne

**SKYWINGS**  
Tapan Kumar Mukhopadhyay  
Partner

**SKYWINGS**  
Tapan Kumar Mukhopadhyay  
Partner

DRAFTED BY

Manab Kundu.

Manab Kundu, Reg No: WB/282/90.

Advocate

Alipore Civil & Criminal Court

Kolkata : 700 027

TYPED BY :-

S. Dutta  
Maa Laxmi Niwas.

14, Jogendra Basak Road.

Kolkata - 700036

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.. Tapan Kumar Mukhopadhyay

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.. Pt. Sri Keshu Sharma

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.. श्रीमती ज्योत्सना राणी घोष उरये ज्योत्सना रानी घोष

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.....



## Major Information of the Deed

Deed No :	I-1902-03893/2018	Date of Registration	25/10/2018
Query No / Year	1902-0001631238/2018	Office where deed is registered	
Query Date	19/10/2018 1:13:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANAB KUNDU 14, JOGENDRA BASAK ROAD, KOLKATA 700036, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700005, Mobile No. : 9433485640, 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. 3,00,000/-	Rs. 8,35,584/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,155/- (Article:23)	Rs. 8,370/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Raj Ballav Street, , Premises No. 10B, Ward No: 008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		128.75 Sq Ft	2,50,000/-	7,59,984/-	Width of Approach Road: 5 Ft.,
<b>Grand Total :</b>					.2951Dec	2,50,000 /-	7,59,984 /-	



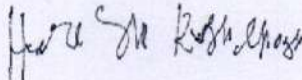


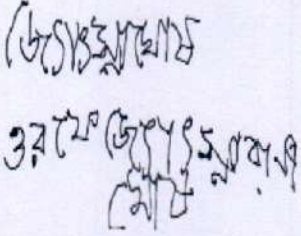
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	168 Sq Ft.	50,000/-	75,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 90 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 78 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>168 sq ft</b>	<b>50,000 /-</b>	<b>75,600 /-</b>	



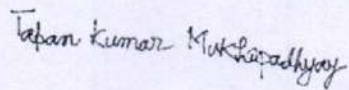
### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SKYWINGS</b> 22, MADAN MOHAN TALLA STREET, KOLKATA, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: ADMFS7382Q, Status : Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

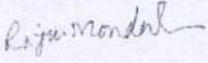
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr HRISHIKESH GHOSH</b> Son of Late GOUR HARI GHOSH Executed by: Self, Date of Execution: 25/10/2018 , Admitted by: Self, Date of Admission: 25/10/2018 ,Place : Office	<b>Photo</b>  25/10/2018	<b>Finger Print</b>  LTI 25/10/2018	<b>Signature</b>  25/10/2018
Son of Late GOUR HARI GHOSH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AURPG9173B, Status :Individual, Executed by: Self, Date of Execution: 25/10/2018 , Admitted by: Self, Date of Admission: 25/10/2018 ,Place : Office				
2	<b>Name</b> <b>Mrs JYOTSNA GHOSH, (Alias: Mrs JYOTSNA RANI GHOSH)</b> Wife of Mr HRISHIKESH GHOSH Executed by: Self, Date of Execution: 25/10/2018 , Admitted by: Self, Date of Admission: 25/10/2018 ,Place : Office	<b>Photo</b>  25/10/2018	<b>Finger Print</b>  LTI 25/10/2018	<b>Signature</b>  25/10/2018
Wife of Mr HRISHIKESH GHOSH Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AURPG9174G, Status :Individual, Executed by: Self, Date of Execution: 25/10/2018 , Admitted by: Self, Date of Admission: 25/10/2018 ,Place : Office				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TAPAN KUMAR MUKHOPADHYAY (Presentant)</b> Son of Late GRINDRA BHUSAN MUKHERJEE Date of Execution - 25/10/2018, , Admitted by: Self, Date of Admission: 25/10/2018, Place of Admission of Execution: Office	<b>Photo</b>  Oct 25 2018 3:50PM	<b>Finger Print</b>  LTI 25/10/2018	<b>Signature</b>  25/10/2018
P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: AEBPM8420M Status : Representative, Representative of : SKYWINGS (as )				

Major Information of the Deed :- I-1902-03893/2018-25/10/2018

**Identifier Details :**

Name & address	
Mr Raju Mondal Son of Mr Chandan Mondal 3, M M Feedar Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr TAPAN KUMAR MUKHOPADHYAY, Mr HRISHIKESH GHOSH, Mrs JYOTSNA GHOSH	
	25/10/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SKYWINGS	Mr HRISHIKESH GHOSH-0.147526 Dec, Mrs JYOTSNA GHOSH-0.147526 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	SKYWINGS	Mr HRISHIKESH GHOSH-84.00000000 Sq Ft, Mrs JYOTSNA GHOSH-84.00000000 Sq Ft

**Owner and Land or Building Details as received from KMC :**

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110083701870 Premises No. : 10B Ward No. : 008 Street Name : RAJA RAJ BALLAV STREET	Ref Deed No. : 190200775 Date Of Registration : Mar 13, 2018 Office Where Registered : II-KOLKATA	Owner Name : M/S.SKYWINGS , REPRESENTED BY PARTNERS , MR.TAPAN KUMAR MUKHOPADHYAY , SRI.HRISHIKESH GHOSH, SMT.JYOTSNA RANI GHOSH Owner Address : 91B,AUROBINDA SARANI , KOLKATA Pin No. : 700004	Character of Premises: Total Area of Land:
L1	Assessment No. : 110083700385 Premises No. : 10B Ward No. : 008 Street Name : RAJA RAJ BALLAV STREET	Ref Deed No. : 190200503 Date Of Registration : Feb 19, 2018 Office Where Registered : II-KOLKATA	Owner Name : M/S.SKYWINGS , REPRESENTED BY ONE PARTNER , MR.TAPAN KUMAR MUKHOPADHYAY Owner Address : 91B,AUROBINDA SARANI , KOLKATA Pin No. : 700004	Character of Premises: Total Area of Land:

Major Information of the Deed :- I-1902-03893/2018-25/10/2018



On 22-10-2018

**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 8,35,584/-

*Tushar Kanti Mandal*

**Tushar Kanti Mandal**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

On 25-10-2018

**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 15:20 hrs on 25-10-2018, at the Office of the A.R.A. - II KOLKATA by Mr TAPAN KUMAR MUKHOPADHYAY ..

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

Execution is admitted on 25/10/2018 by 1. Mr HRISHIKESH GHOSH, Son of Late GOUR HARI GHOSH, P.O: BAGBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Mrs JYOTSNA GHOSH, Alias Mrs JYOTSNA RANI GHOSH, Wife of Mr HRISHIKESH GHOSH, P.O: BAGBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife

Indetified by Mr Raju Mondal, , Son of Mr Chandan Mondal, 3, M M Feedar Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

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

Execution is admitted on 25-10-2018 by Mr TAPAN KUMAR MUKHOPADHYAY, , SKYWINGS (Partnership Firm), 22, MADAN MOHAN TALLA STREET, KOLKATA, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Indetified by Mr Raju Mondal, , Son of Mr Chandan Mondal, 3, M M Feedar Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,370/- ( A(1) = Rs 8,356/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2018 11:22AM with Govt. Ref. No: 192018190299753761 on 25-10-2018, Amount Rs: 8,370/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH5130232 on 25-10-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50,155/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 45,155/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 27623, Amount: Rs.5,000/-, Date of Purchase: 25/10/2018, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2018 11:22AM with Govt. Ref. No: 192018190299753761 on 25-10-2018, Amount Rs: 45,155/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH5130232 on 25-10-2018, Head of Account 0030-02-103-003-02

*Tushar Kanti Mandal*

**Tushar Kanti Mandal**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 137028 to 137060  
being No 190203893 for the year 2018.



*Tushar Kanti Mandal*

Digitally signed by TUSHAR KANTI  
MANDAL  
Date: 2018.10.26 17:04:56 +05:30  
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 10/26/2018 5:04:52 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

---

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name  
SKYWINGS

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADMFS7382Q

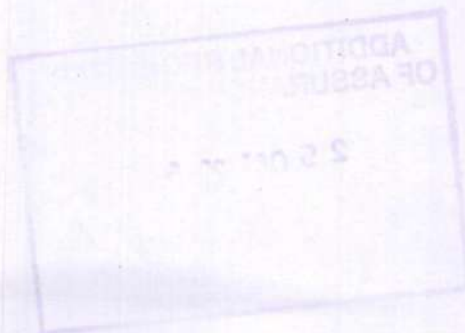


निगमन/गठन की तारीख  
Date of Incorporation / Formation  
01/07/2017

07/11/2017

**SKYWINGS**

*Tapas Kumar Mukhopadhyay*  
Partner



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

**AEBPM8420M**



नाम /NAME

**TAPAN KUMAR MUKHOPADHYAY**

पिता का नाम /FATHER'S NAME

**GIRINDRA BHUSAN MUKHERJEE**

जन्म तिथि /DATE OF BIRTH

**08-04-1952**

हस्ताक्षर /SIGNATURE

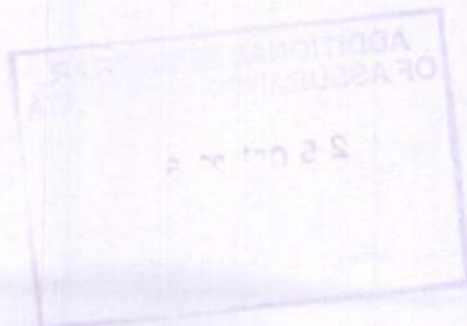
*Tapan Kumar Mukhopadhyay*

*K. B. Das*

आयकर आयुक्त, प.पं.-XI

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

*Tapan Kumar Mukhopadhyay*





ভারতীয় বিশিষ্ট বিচার প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80022/49650

To  
তপন কুমার মুখোপাধ্যায়  
Tapan Kumar Mukhopadhyay  
91 /B AUROBINDA SARANI  
Hatkhola  
Hatkhola  
Kolkata Kolkata  
West Bengal 700005

07/11/2015  
300882620



MA008826208FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5712 7899 3630**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



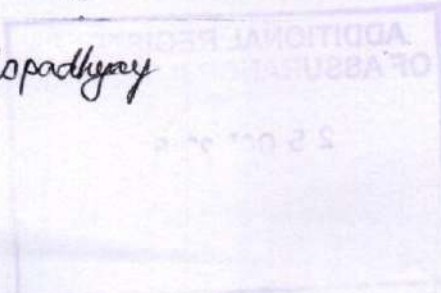
তপন কুমার মুখোপাধ্যায়  
Tapan Kumar Mukhopadhyay  
পিতা : গিরীন্দ্র ভূষণ মুখোপাধ্যায়  
Father : Girindra Bhusan Mukhopadhyay  
জন্মতারিখ / DOB : 08/04/1952  
পুরুষ / Male



**5712 7899 3630**

আধার - সাধারণ মানুষের অধিকার

Tapan Kumar Mukhopadhyay





### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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

- 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 .



ভারতীয় অনন্য পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
৯১/ বি, অরবিন্দ সরণী,  
হাটখোলা, কোলকাতা, হাটখোলা,  
পশ্চিম বঙ্গ, 700005

Address:  
91 /B, AUROBINDA SARANI,  
Hatkhola, Kolkata, Hatkhola, West  
Bengal, 700005

5712 7899 3630



1800 300 1947



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www

www.uidai.gov.in

ADDITIONAL REGISTER  
OF ASSURANCE-II

25 OCT 2019



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/21111/28552

23/04/2014

To  
Rishikesh Ghosh  
ঋষিকেশ ঘোষ  
10-C  
RAJA RAJBALLAV STREET  
Baghbazar  
Baghbazar, Kolkata  
West Bengal - 700003



KL884117008FT

88411700



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8109 1854 6686**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ঋষিকেশ ঘোষ  
Rishikesh Ghosh  
পিতা : গৌর হরি ঘোষ  
Father : Gour Hari Ghosh

জন্মতারিখ / DOB: 13/08/1935  
পুরুষ / Male

**8109 1854 6686**



আধার - সাধারণ মানুষের অধিকার

*Rishikesh Ghosh*







### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: -সি  
রাজা রাজবল্লভ স্ট্রিট, বাগবাজার  
বাগবাজার, কোলকাতা, পশ্চিম বঙ্গ

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address: 10-C, RAJA  
RAJBALLAV STREET,  
Baghbazar, Kolkata,  
Baghbazar, West Bengal,  
700003

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

25 OCT 2018

8109 1854 6686

1947  
1800 300 1947

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www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
HRISHIKESH GHOSH  
GOUR GHOSH



भारत सरकार  
GOVT. OF INDIA



01/01/1935

Permanent Account Number

AURPG9173B

हरिश्चंद्र घोष

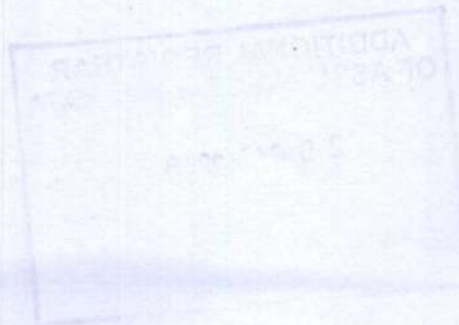
Signature



Hrishikesh Ghosh

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19590/07541

To  
জ্যোত্স্না ঘোষ  
Jyotsna Ghosh  
10/C RAJA RAJBALLAV STREET  
BAGHBAZAR Baghbazar S.O  
Baghbazar Kolkata  
West Bengal 700003

12363311  
MN123633114DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8218 0769 0727**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



জ্যোত্স্না ঘোষ  
Jyotsna Ghosh  
পিতা : যামিনী কান্ত ঘোষ  
Father : Jamini Kanta Ghosh  
জন্ম সাল / Year of Birth : 1940  
মহিলা / Female



**8218 0769 0727**

আধার - সাধারণ মানুষের অধিকার

শ্রীমতী জ্যোত্স্না ঘোষ



Government of India



## তথ্য

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

## INFORMATION

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- To establish identity, authenticate online.



- 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.

12363311



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
10-সি, রাজা রাজবল্লভ স্ট্রীট,  
বাগবাজার, বাগবাজার, কোলকাতা,  
পশ্চিমবঙ্গ, 700003

Address:  
10/C, RAJA RAJBALLAV  
STREET, BAGHBAZAR,  
Baghbazar S.O, Baghbazar,  
Kolkata, West Bengal,  
700003

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

25 OCT 2018

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
JYOTSNA GHOSH  
JAMINI GHOSH



भारत सरकार  
GOVT. OF INDIA

01/01/1940

Permanent Account Number  
AURPG9174G

श्रीमती ज्योती सुधाकर

Signature



श्रीमती ज्योती सुधाकर

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Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :  
आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं: ३, सेक्टर ११, सी.डी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.



આચાર્યશ્રી ધર્મજી દિવસી



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ADDITIONAL REGISTRAR  
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