

711 ✓  
14.3.18.

824

(6)

824/18

# **M/S. K. N. KUNDU & CO.**

**14, JOGENDRA BASAK ROAD,  
KOLKATA – 700036**

## **SALE DEED**

**VENDORS : (1) SRI HRISHIKESH GHOSH  
(2) SMT. JYOTSNA GHOSH ALIAS  
SMT. JYOTSNA RANI GHOSH**

**PURCHASER : SKYWINGS**

**PREMISES NO. : 10C, RAJA RAJ BALLAV STREET,  
KOLKATA – 700 003.**

**DRAFTED BY :**

**MANAB KUNDU,  
ADVOCATE.**

**Chamber: Delta House,  
4, Govt. Place (North),  
Kolkata – 700001.**

**Mobile : 9433485640  
9073409360**

789/2018

1

00824/18



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

20AB 191711

8-0-406/43/18  
 20/43, 48/4  
 14/03/18



Additional Registrar of Assurance-II  
 Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurance-II, Kolkata

14/03/18

THIS INDENTURE OF SALE is made on this 14th day of March, in the year of Two Thousand and Eighteen (2018) A.D.

09 MAR 2018

CL. NO. 40371 DATE.....  
NAME.....  
ADD.....  
AMT. 102 ✓

MANAB KUNDU  
Advocate  
14, Jogendra Basak Road  
Kolkata-700036

*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

14 MAR 2019

Raju Mondal  
S/o. C. Mondal  
57, B.L. Ghosh Rd,  
P.S. - Belghoria  
Kali - 700057.

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

GRN: 19-201718-019599855-1 Payment Mode Online Payment  
GRN Date: 14/03/2018 14:07:02 Bank : State Bank of India  
BRN : CKF2683187 BRN Date: 14/03/2018 14:08:22

DEPOSITOR'S DETAILS

Id No. : 19020000406143/5/2018

[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 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19020000406143/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	122619
2	19020000406143/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	20449

Total

143068

In Words : Rupees One Lakh Forty Three Thousand Sixty Eight only



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
14 MAR 2019

## BETWEEN

(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 called and referred to as the VENDORS ( which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs executors, administrators, representatives and assigns ) of the ONE PART.

## AND

"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 its Partners 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 referred to as the 'PURCHASER' ( which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators legal representatives and assigns ) of the OTHER PART.

AND WHEREAS one Sri Anil Kumar Ghosh and Sri Sachindra Nath Ghosh by a Deed of Conveyance dated 11<sup>th</sup> day of August, 1961 purchased all that a piece and parcel of land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700 003 which was registered in the Office of Registrar of Assurances, Calcutta recorded in Book No. I, Volume No. 87, Pages 187 to 192, being Deed No. 3959 for the year 1961 for a valuable consideration mentioned therein.

AND WHEREAS said Sri Anil Kumar Ghosh and Sri Sachindra Nath Ghosh inducting the tenant in the name of Sri Pradip Kumar Agarwal on the said premises and the said owners collecting the monthly rent from the tenant and paying the municipal taxes regularly enjoying the same free from all encumbrances

AND WHEREAS by a Deed of Conveyance dated 14<sup>th</sup> day of August, 1985 said Sri Anil Kumar Ghosh and Sri Sachindra Nath Ghosh jointly mentioned

therein as Vendors and Sri Hrishikesh Ghosh and Smt. Jyotsna Ghosh alias Smt. Jyotsna Rani Ghosh jointly mentioned therein as Purchasers, the Vendors therein sold, transferred, conveyed all that a piece and parcel of land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700003 which was registered in the Office of Registrar of Assurances, Calcutta recorded in Book No. I, Volume No. 6, Pages from 271 to 287, being Deed No. 11929 for the year 1985 for a valuable consideration mentioned therein.

AND WHEREAS after such purchase said Sri Hrishikesh Ghosh and Smt. Jyotsna Ghosh alias Smt. Jyotsna Rani Ghosh recorded their names in the Office of the Kolkata Municipal Corporation of the land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700 003 and started paying the Municipal Taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the said premises is free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in Civil and Criminal nature is/are not pending of the respective learned Court(s)



or elsewhere in respect of the said premises which is morefully and particularly described in the SCHEDULE written hereunder.

AND WHEREAS the Vendors intend to sell and the Purchaser agrees to purchase all that undivided one fourth share of land measuring 151 Sq. Ft., construction area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq.ft. on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003, the particular of such property morefully described in the Schedule hereto at or for a total consideration of Rs.1,90,000/- (Rupees One Lac Ninety Thousand ) only which is the actual market price.

The Vendors have represented to the Purchaser as follows:

That the Vendors are 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 Vendors in the property is free from all encumbrances and Vendors have a marketable title of the same.

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

That the Vendors have 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 Vendors have 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 Purchaser herein.

That the Vendors are not aware of any impediment affecting the property whereby is in any way barred from entering into this deed of sale.

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

AND WHEREAS by an verbal Agreement for Sale made between the vendors and the Purchaser thereto, the Vendors thereto agreed to sell and the Purchaser agreed to purchase all that undivided share of land measuring 151 Sq. Ft., construction area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq. ft. on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, 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 premises is more fully described in the SCHEDULE hereunder written at or for a total consideration of Rs.1,85,000/- (Rupees One Lac Eighty Five Thousand ) only.

AND WHEREAS in pursuance to the same the Vendors herein agreed to execute and register Deed of Conveyance in respect of all that undivided share of land measuring 151 Sq. Ft., construction area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq.ft.

on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, 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 premises is more fully described in the SCHEDULE hereunder written to the Purchaser herein.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance to the same and in consideration of the sum of Rs.1,85,000/- (Rupees One Lac eighty five Thousand ) only paid by the Purchaser to the Vendors the total consideration money of the said land and premises the receipt whereof the Vendors do hereby admit and acknowledge and on and from the payment of the same and every part thereof acquit release and discharge the Purchaser, its respective successors-in-office and representatives everyone of them and also the said all that undivided one fourth share of land measuring 151 Sq. Ft., construction area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq.ft. on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 the particular of such entirety of premises is morefully described in the FIRST SCHEDULE hereunder written and the particular of such undivided one fourth share of land measuring 151 Sq. Ft., construction

area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq.ft. on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 morefully described in the SECOND SCHEDULE hereunder written and the Vendors as beneficial Owner do by these presents indefeasibly grant, sell convey and transfer, assign and assure unto the Purchaser, its respective successors-in-office and representatives free from all encumbrances, attachment and other defect in title all that undivided one fourth share of land measuring 151 Sq. Ft., construction area measuring 197.25 Sq. Ft. out of total land and building measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with partly two storied 70 years old building measuring 439 Sq. Ft. on the Ground Floor, measuring 350 sq.ft. on First Floor i.e. total construction measuring 789 sq. ft. being Municipal Premises No. 10C, Raja Rajballav Street, Police Station - Shyampukur, under the Kolkata Municipal Corporation, Ward No. 8, Kolkata - 700 003 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 Vendors 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 Vendors, their heirs, 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 Purchaser its respective successors-in-office and representatives forever free and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from these presents AND the Vendors do hereby for themselves and their heirs, executors, administrators, representatives and assigns. THAT NOTWITHSTANDING any act, deed, or thing, whatsoever, by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors and at all material times heretofore and now have 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 Purchaser, its respective successors-in-office and representatives 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 Vendors 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 their ancestors 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 Vendors or any of their 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 property or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its respective successors-in-office and representatives 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 Purchaser, its respective successors-in-office and representatives according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors and their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, its respective successors-in-office and representatives against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants herein under contained.

AND FURTHER THE VENDORS DO COVENANT WITH THE PURCHASER

as follows :-

1. That the Purchaser shall pay all municipal taxes charges, levies and impositions payable for the time being by the Purchaser 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 Vendors covenant with the Purchaser to save harmless from and indemnified against all encumbrances, charges, and claim whatsoever.
3. That the Vendors at all times hereafter at the request and costs of the Purchaser 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 Purchaser.
4. That the Purchaser shall hereby peacefully and quietly hold, possess and enjoy the said property without claim or demand whatsoever from the Vendors or any person claiming through or under them.
5. That the Purchaser shall also been 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 Vendors.
6. That the Purchaser shall not do or cause to be done any act or commission, which may in any manner prejudiced the right of the Vendors and interference with the peaceful and convenient enjoyment thereof.

7. That the Purchaser shall at its 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 Purchaser shall be entitled to apply to The Kolkata Municipal Corporation for its separate municipal tax bill in respect of the said property exclusively in its name and the Vendors shall have no objection thereof in sending such assessment and or appointment of taxes the Purchaser shall pay.

**FIRST SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE**

**(Municipal Premises No. 10C, Raja Raj Ballav Street, Kolkata - 700 003)**

ALL THAT a piece or parcel of land measuring 13 Chittacks 19 Sq. ft. i.e. 604 Sq. Ft. with cement floor finished 70 years old two storied brick built house measuring 289 sq. ft. residential area and 150 sq. ft tenanted commercial area i.e. 439 sq. ft. covered area in Ground Floor and 350 sq. ft. residential covered area on First Floor i.e. total covered area measuring 789 Sq. ft. being Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Police Station : Shyampukur, Kolkata - 700 003, under the Additional Registrar of Assurances - II, at Kolkata, District : Kolkata and premises annexed with Plan marked with colour "RED" herein. The said premises is butted and bounded as follows :-

ON THE NORTH : Premises No. 12, Raja Raj Ballav Street.

ON THE SOUTH : 6' Wide Private Passage.

ON THE EAST : Premises No. 10B, Raja Raj Ballav Street.

ON THE WEST : 12' wide Raja Raj Ballav Street.

**SECOND SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE**

ALL THAT undivided tenanted one fourth share of land measuring 151 Sq. Ft., out of total land measuring 604 Sq. Ft. with undivided one fourth share of construction area measuring 72.25 sq. ft. residential area out of residential area 289 sq. ft. and one fourth share measuring 37.50 sq. ft. commercial area occupied by tenant more than 15 years namely Pradip Kumar Agarwal out of commercial area 150 sq. ft. i.e. 109.75 sq. ft. on the Ground Floor and one fourth share of measuring 87.50 sq. ft. covered area out of residential area 350 sq. ft. on the First Floor i.e. total one fourth share of construction area 197.25 sq. ft. out of total building measuring 789 Sq. ft. being Municipal Premises No. 10C, 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 and the particular of such entirety of premises is morefully described in the FIRST SCHEDULE herein above written.

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

SIGNED, SEALED AND DELIVERED

by the VENDORS at Kolkata

In presence of:

1. Jaraknath Ghosh  
10C Raja Rajballav  
street Kol-3

2. Raju Mondal  
5A B.L. Ghosh Road,  
P.S. - Belthoria  
Dist. - 700057.

*Jaraknath Ghosh*  
১০সি রাজা রাজবল্লাব  
স্ট্রীট কোলকাতা-৩

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

In the presence of:

1. Jaraknath Ghosh  
10C Raja Rajballav  
street Kol-3

2. Raju Mondal  
5A B.L. Ghosh Road,  
P.S. - Belthoria  
Dist. - 700057.

**SKYWINGS**  
Tapar Kumar Mukhopadhyay  
Partner

MEMO OF CONSIDERATION

Received full consideration amount of Rs.1,85,000/- ( Rupee one lac eighty five thousand ) from the purchaser in different date

In the presence of:

1. Jaraknath Ghosh
2. Raju Mondal

Here present.  
 ଉପସ୍ଥିତ ଅଛନ୍ତି  
 ଉପସ୍ଥିତ ଅଛନ୍ତି

DRAFTED BY

Manab Kundu.  
 Manab Kundu,  
 W.B. 282990.  
 Advocate

Alipore Civil & Criminal Court

Kolkata : 700 027

TYPED BY :-

Raju Mondal  
 Maa Laxmi Niwas.

14, Jogendra Basak Road.

Kolkata - 700036

SITE PLAN OF TWO STORIED BUILDING BEING MUNICIPAL PREMISES NO. 10C, RAJA RAJ BALLAV STREET, UNDER THE KOLKATA MUNICIPAL CORPORATION, WARD NO : 8, POLICE STATION : SHYAMPUKUR, KOLKATA - 700 003, UNDER THE ADDITIONAL REGISTRAR OF ASSURANCES - II, AT KOLKATA, DISTRICT : KOLKATA

AREA OF LAND, 0. KA, 13. CHL, 19. SFT.



AREA OF STRUCTURE.

PRE. NO. 10, B, RAJA RAJ-BALLAVE STREET.

GROUND FLOOR (RESIDENTIAL) = 289, SFT.

GROUND FLOOR (COMMERTIAL) = 150, SFT.

*Handwritten signature in Bengali script.*

SIGNATURE OF VENDOR,

**SKYWINGS**

*Handwritten signature: Tapen Kumar Mukhopadhyay*

SIGNATURE OF PURCHER

Partner

*Handwritten signature and date: 12/3/18*

SIG., L. B. S

**N C PAL**

Engineer & Govt Contractor

L.B.S; Baranagar Municipality

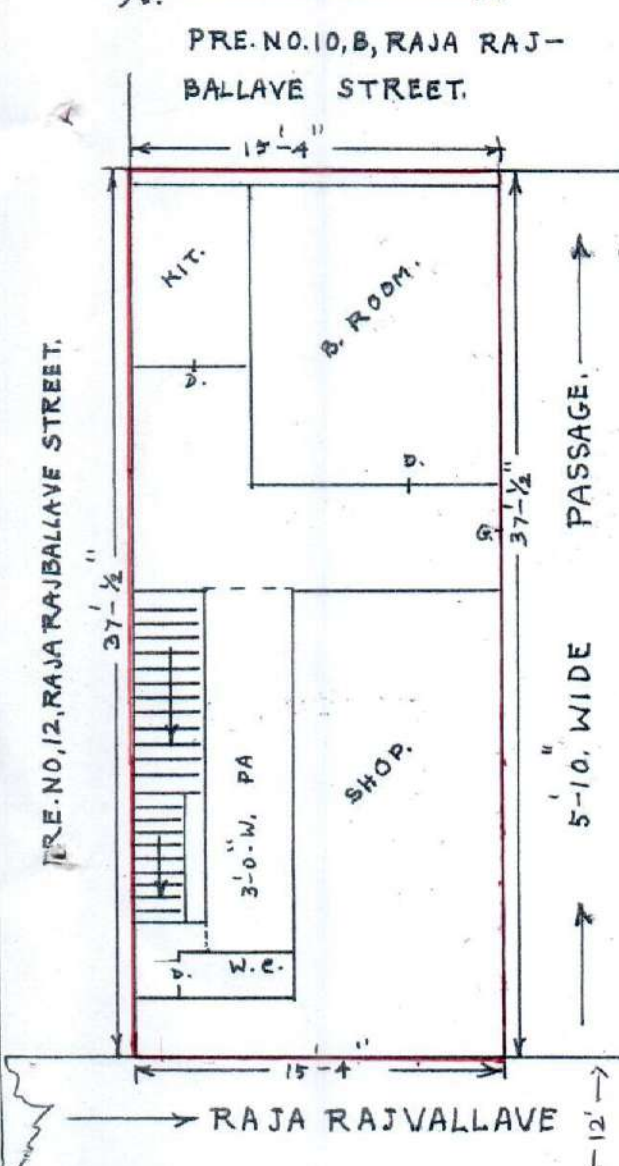
Class-A, No-12

108/1 Netaji Para Lane

Calcutta-26

PRE. NO. 12, RAJA RAJBALLAVE STREET.

PRE. NO. 10, A, RAJA RAJBALLAVE STREET.



RAJA RAJBALLAVE STREET.

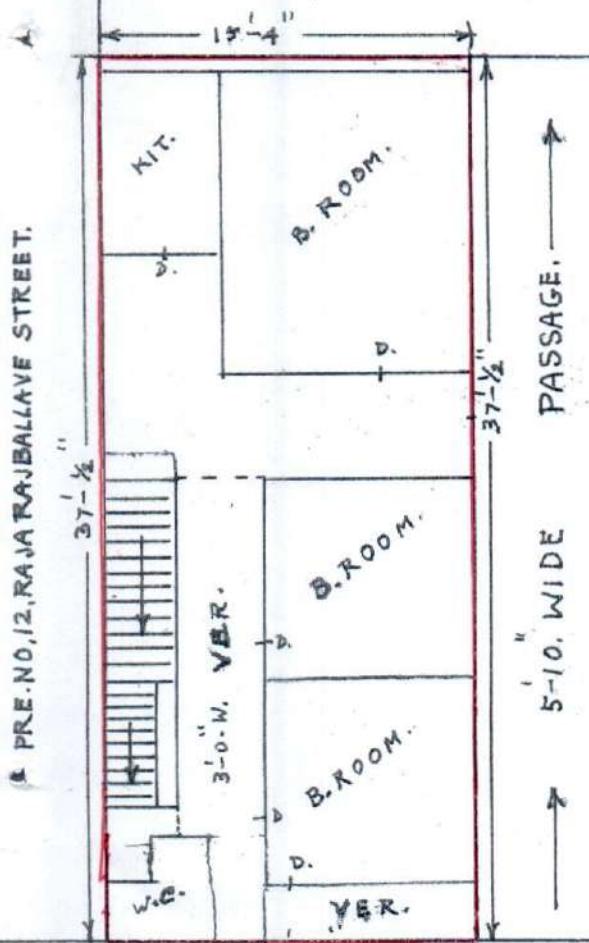
SITE PLAN OF GROUND FLOOR AT PRE. NO. 10, C, RAJA RAJBALLAVE STREET.

SITE PLAN OF TWO STORIED BUILDING BEING MUNICIPAL PREMISES NO. 10C, RAJA RAJ BALLAV STREET, UNDER THE KOLKATA MUNICIPAL CORPORATION, WARD NO : 8, POLICE STATION : SHYAMPUKUR, KOLKATA - 700 003, UNDER THE ADDITIONAL REGISTRAR OF ASSURANCES - II, AT KOLKATA, DISTRICT : KOLKATA

AREA OF LAND, 0. KA, 12. CHL, 19. SFT.



PRE. NO. 10, B, RAJA RAJ-BALLAVE STREET.



PRE. NO. 12, RAJA RAJBALLAVE STREET.

PRE. NO. 10, A, RAJA RAJVALLAVE STREET.

AREA OF STRUCTURE.

FIRST FLOOR (RESIDENTIAL), 350. SFT.

*Handwritten notes:*  
 Here sketch  
 (S) S (S) S (S) S  
 (S) S (S) S (S) S

SIGNATURE OF VENDOR,

SK. WINGS

*Signature:* Tapas Kumar Mukhopadhyay  
 SIGNATURE OF PURCHER












*Signature:* 2/3/18

SIG., L.B.S












**N C PAL**  
 Engineer & Civil Contractor  
 L.B.S; Baranagar Municipality  
 Class A, No. 12  
 108/1, Nandan Post Lane  
 Calcutta 70

RAJA RAJVALLAVE STREET.

SITE PLAN OF FIRST FLOOR AT PRE. NO. 10, C, RAJA RAJVALLAVE STREET.

		Thumb	Fore	Middle	Ring	Little
 Hare Krishna Mohan	Left Hand					
	Right Hand					

Name: Hare Krishna Mohan  
Signature: .....

		Thumb	Fore	Middle	Ring	Little
 Bansari Devi	Left Hand					
	Right Hand					

Name: .....

		Thumb	Fore	Middle	Ring	Little
 Tapas Kumar Mukhopadhyay	Left Hand					
	Right Hand					

Name: .....

		Thumb	Fore	Middle	Ring	Little
	Left Hand					
	Right Hand					

Name: .....



## Major Information of the Deed

Deed No :	I-1902-00824/2018	Date of Registration	14/03/2018
Query No / Year	1902-0000406143/2018	Office where deed is registered	
Query Date	12/03/2018 3:42:16 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANAB KUNDU 14, JOGENDRA BASAK ROAD, KOLKATA, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, 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. 1,85,000/-	Rs. 20,43,484/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,22,629/- (Article:23)	Rs. 20,449/- (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. 10C, Ward No: 8



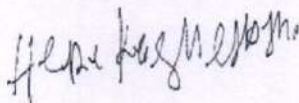


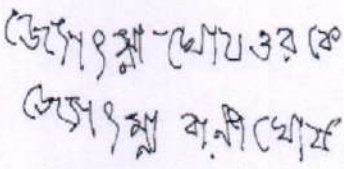
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		75.5 Sq Ft	50,000/-	4,71,876/-	Width of Approach Road: 12 Ft., Encumbered by Tenant,
L2			Commercial use		75.5 Sq Ft	50,000/-	14,15,627/-	Width of Approach Road: 12 Ft., Encumbered by Tenant,
		<b>TOTAL :</b>			<b>.346Dec</b>	<b>1,00,000 /-</b>	<b>18,87,503 /-</b>	
	<b>Grand Total :</b>				<b>.346Dec</b>	<b>1,00,000 /-</b>	<b>18,87,503 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	160 Sq Ft.	65,000/-	1,20,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 72 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 88 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	37 Sq Ft.	20,000/-	35,381/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 37 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>197 sq ft</b>	<b>85,000 /-</b>	<b>1,55,981 /-</b>	

Major Information of the Deed :- I-1902-00824/2018-14/03/2018

**Seller Details :**



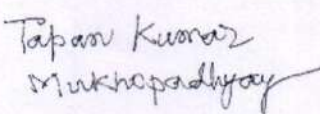
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr HRISHIKESH GHOSH</b> Son of Late GOUR HARI GHOSH Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Office			
	14/03/2018	LTI 14/03/2018	14/03/2018	
10C, RAJA RAJ BALLAV STREET, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AURPG9173B, Status :Individual, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Office				
2	<b>Name</b> <b>Smt JYOTSNA GHOSH</b> Daughter of Mr JYOTSNA RANI GHOSH Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Office			
	14/03/2018	LTI 14/03/2018	14/03/2018	
10C, RAJA RAJ BALLAV STREET, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AURPG9174G, Status :Individual, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Office				

**Buyer Details :**

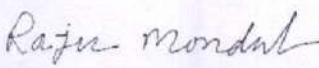
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SKYWINGS</b> 91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: ADMFS7382Q, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1902-00824/2018-14/03/2018

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAPAN KUMAR MUKHOPADHYAY (Presentant)</b> Son of Late GIRINDRA BHUSAN MUKHERJEE Date of Execution - 14/03/2018, , Admitted by: Self, Date of Admission: 14/03/2018, Place of Admission of Execution: Office	 <small>Mar 14 2018 4:36PM</small>	 <small>LTI 14/03/2018</small>	 <small>14/03/2018</small>
91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEBPM8420M Status : Representative, Representative of : SKYWINGS (as PARTNER)				

**Identifier Details :**

Name & address	
Smt RAJU MONDAL Son of Shri CHANDAN MONDAL 54, B. L. GHOSH ROAD, KOLKATA, P.O:- ARIADAHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr HRISHIKESH GHOSH, Smt JYOTSNA GHOSH, Mr TAPAN KUMAR MUKHOPADHYAY	
	14/03/2018

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr HRISHIKESH GHOSH	SKYWINGS-0.0865105 Dec
2	Smt JYOTSNA GHOSH	SKYWINGS-0.0865105 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr HRISHIKESH GHOSH	SKYWINGS-0.0865105 Dec
2	Smt JYOTSNA GHOSH	SKYWINGS-0.0865105 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr HRISHIKESH GHOSH	SKYWINGS-98.50000000 Sq Ft
2	Smt JYOTSNA GHOSH	SKYWINGS-98.50000000 Sq Ft

**Transfer of property for S2**

SI.No	From	To. with area (Name-Area)
1	Mr HRISHIKESH GHOSH	SKYWINGS-18.50000000 Sq Ft
2	Smt JYOTSNA GHOSH	SKYWINGS-18.50000000 Sq Ft

Major Information of the Deed :- I-1902-00824/2018-14/03/2018

**Endorsement For Deed Number : I - 190200824 / 2018**

**On 14-03-2018**

**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 16:04 hrs on 14-03-2018, at the Office of the A.R.A. - II KOLKATA by Mr TAPAN KUMAR MUKHOPADHYAY ,.

**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 20,43,484/-

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

Execution is admitted on 14/03/2018 by 1. Mr HRISHIKESH GHOSH, Son of Late GOUR HARI GHOSH, 10C, RAJA RAJ BALLAV STREET, P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Smt JYOTSNA GHOSH, Daughter of Mr JYOTSNA RANI GHOSH, 10C, RAJA RAJ BALLAV STREET, P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife

Indetified by Smt RAJU MONDAL, , , Son of Shri CHANDAN MONDAL, 54, B. L. GHOSH ROAD, KOLKATA, P.O: ARIADHAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2018 by Mr TAPAN KUMAR MUKHOPADHYAY, PARTNER, SKYWINGS (Partnership Firm), 91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Indetified by Smt RAJU MONDAL, , , Son of Shri CHANDAN MONDAL, 54, B. L. GHOSH ROAD, KOLKATA, P.O: ARIADHAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,449/- ( A(1) = Rs 20,435/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,449/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 2:08PM with Govt. Ref. No: 192017180195998551 on 14-03-2018, Amount Rs: 20,449/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKF2683187 on 14-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1902-00824/2018-14/03/2018

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,629/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,22,619/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 40371, Amount: Rs.10/-, Date of Purchase: 09/03/2018, Vendor name: M Ghosh  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/03/2018 2:08PM with Govt. Ref. No: 192017180195998551 on 14-03-2018, Amount Rs: 1,22,619/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKF2683187 on 14-03-2018, Head of Account 0030-02-103-003-02



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1902-00824/2018-14/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 27910 to 27945

being No 190200824 for the year 2018.



Digitally signed by ASHOKE KUMAR  
BISWAS

Date: 2018.03.15 12:54:57 +05:30

Reason: Digital Signing of Deed.

*Biswas*

(Ashoke Kumar Biswas) 15-03-2018 12:54:41

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

HRISHIKESH GHOSH  
GOUR GHOSH

01/01/1935

Permanent Account Number

AURPG9173B

शशि केशव गौर

Signature



Herepanchost

*In case this card is lost / found, kindly inform / return to :*  
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, सीडीडी.बेलापुर,  
नवी मुंबई-४०० ६१४.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/21111/28552

23/04/2014

To  
Rishkesh Ghosh  
ঋষিকেশ ঘোষ  
10-C  
RAJA RAJBALLAV STREET  
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  
Rishkesh Ghosh  
পিতা : গৌর হরি ঘোষ  
Father : Gour Hari Ghosh

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

**8109 1854 6686**



আধার - সাধারণ মানুষের অধিকার

*Here Rishkesh Ghosh*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাক্তির 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

জ্যোত্স্না ঘোষ

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JYOTSNA GHOSH  
JAMINI GHOSH

01/01/1940

Permanent Account Number  
AURPG9174G

ज्योत्सना आर्या

Signature



ज्योत्सना आर्या

*In case this card is lost / found, kindly inform / return to :*

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/लौटाएं :

आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADMFS7382Q

नाम / Name  
SKYWINGS



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

07112017

SKYWINGS

Tapan Kumar Mukhopadhyay  
Partner

इस कार्ड के खोने / घाने पर कृपया सूचित करें / लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

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**

**CBTas**  
आयकर आयुक्त, प.सं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Tapan Kumar Mukhopadhyay*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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.

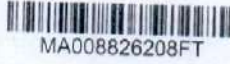


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

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*



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

SY0899369



নির্বাচকের নাম : রাজু মন্ডল  
 Elector's Name : Raju Mandal  
 পিতার নাম : ছোন্নত মন্ডল  
 Father's Name : Choinnat Mandal  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 14/03/1990  
 Date of Birth : 14/03/1990

SY0899369

ঠিকানা:  
৫৪, বিহারীলাল গোস্বামী রোড, কামারহাটি, বেলঘরিয়া, উত্তর  
২৪ পরগণা-৭০০০৫৭

Address:  
54, BIHARILAL GHOSH ROAD,  
KAMARHATI, BELGHORIA, NORTH 24  
PARGANAS-700057

Date: 16/11/2010

112-কামারহাটি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
112-Kamarhati Constituency

ইউরোপ পরিদর্শন করে লক্ষ্য রাখুন।  
নামের লক্ষ্য সঠিক পরিচয়পত্র পানোর জন্য নির্দিষ্ট সূত্র এই  
পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

৫৭০১৫১

***M/S. K. N. KUNDU & CO.***  
14, JOGENDRA BASAK ROAD,  
KOLKATA – 700036

**VENDORS** : (1) *SRI HRISHIKESH GHOSH*  
(2) *SMT. JYOTSNA GHOSH ALIAS*  
*SMT. JYOTSNA RANI GHOSH*

**PURCHASER** : *SKYWINGS*

**DRAFTED BY :**

***MANAB KUNDU,***  
**ADVOCATE.**

**Chamber: Delta House,**  
**4, Govt. Place (North),**  
**Kolkata – 700001.**

**Mobile : 9433485640**  
**9073409360**