

1970/23.

I-1984/23



पश्चिम बंगाल WEST BENGAL

W 006414

10.15 P.M.
02/6/23

Q.No - 1380508/23

Case No - 205/23

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document

DEED OF SALE

THIS DEED OF SALE is made on this day 2nd of the June of
2023

BETWEEN

District Sub-Registrar-II
Hooghly

08.06.2023

SRI PRASANTA SEN, PAN - AKAPS7031B, AADHAAR No. 3945 7468
4199, S/o Late Lal Mohan Sen, by faith - Hindu, by occupation -
Business, by nationality - Indian, residing at Ghosh Para, Dakshin
Rajyadharpur P.O. - Mallickpara, P.S. - Serampore, Dist - Hooghly, Pin
- 712203, (W.B.),

Contd....p/02

AW

SKB AGENCIES PVT. LTD.

Chattopadhyay

Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.



Payment Acknowledgement

Mr. Subhajit Desarkar,

Thank you for using West Bengal e-District System.

Your payment for Certified Copy of Registered Deed under Government of West Bengal has been successfully submitted.

Application Summary

AIN : 0103052306026218
Fees(INR) : Rs. 221
Payment Status : Successful
Payment Mode : Online Payment
Name of the Applicant : Mr. Subhajit Desarkar
Transaction Date & Time : 30/06/2023 19:47:53
Address : Serampore

For any query please contact your nearest Kiosk operator.

SKB AGENCIES PVT. LTD.

Chaitanya
Director / Authorised Signatory

(2)

hereinafter called the "VENDOR" (which term or expression shall unless repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the ONE PART.

AND

SKB AGENCIES PRIVATE LIMITED, PAN - AAICS7086H, a Company within the meaning of Companies Act 1956 having its registered Office at No.98, GNB Road, Guwahati-781003, represented by its Director **SANTANU CHATTOPADHYAY, PAN - AGYPC3557C, AADHAAR No. 5854 6842 5188**, S/o Late Shyama Pada Chattopadhyay, by faith Hindu, by occupation Business, by nationality Indian, residing at 38, J.N. Lahiri Road, P.O & P.S-Serampore, Dist-Hooghly, Pin-712201,, hereinafter called the "PURCHASER" (which term or expression shall unless repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the OTHER PART.

WHEREAS ALL THAT piece and parcel of Bastu Land measuring and area 03 (Three) Katha 08 (Eight) Chittacks 03 (Three) Sq. ft. with are brick wall tiles shed room measuring 100 Sq. ft. lying and situated at Mouza- Chatra, J.L. No. 10, comprised with R.S. Dag No. 3482 and 3483 under R.S. Khatian No. 1617 and 1618 corresponding to L.R. Dag No. 3276 under L.R. Khatian No. 12678 being Municipality holding No. 468(306) G.T. Road within the ambit of Baidyabati Municipality under P.S. and A.D.S.R. Office Serampore, Dist. - Hooghly which is morefully describe in

Contd....p/03

SKB AGENCIES PVT. LTD.

Santanu Chattopadhyay

08/06/2023 Query No:-06022001380506 / 2023 Doc No: 060201984 / 2023, Document is digitally signed.



নং 5008

মন-২০২৩/৩১০০৭

জেতার নাম S.K.B. Agencies Pvt. Ltd. Director: Santanu Chatterjee
সং GNB Road, Guwahati, 781003

মূল্য One Thousand Rupee

স্বাক্ষর উদ্ভেদার -

শ্রী সন্তানু চট্টোপাধ্যায়

সং. স্বাক্ষর করা হল

Santanu Chatterjee

Santanu Chatterjee



District Sub-Registrar-II
Hooghly

02 JUN 2023

SKB AGENCIES PVT. LTD.

Santanu Chatterjee

Director / Authorised Signatory

SALE DEED PLAN OF LAND

AT R. S. DAG NO.:~ 3482 & 3483; UNDER R. S. KHATIAN NO.:~ 1617 & 1618; UNDER L. R. DAG NO.:~ 3276; L. R. KHATIAN NO.:~ 8714; J. L. NO.:~ 10; MOUZA :~ CHATRA; UNDER MUNICIPAL HOLDING NO.:~ 468(306) G. T. ROAD, UNDER BAIDYABATI MUNICIPALITY, P. S. & A. D. S. R. OFFICE:~ SERAMPORE, DIST.:~ HOOGHLY.

AREA OF LAND OF R. S. DAG NO. 3482 :~ 01 KA. 07 CH. 03 SQ. FT.

AREA OF LAND OF R. S. DAG NO. 3483 :~ 02 KA. 01 CH. 00 SQ. FT.

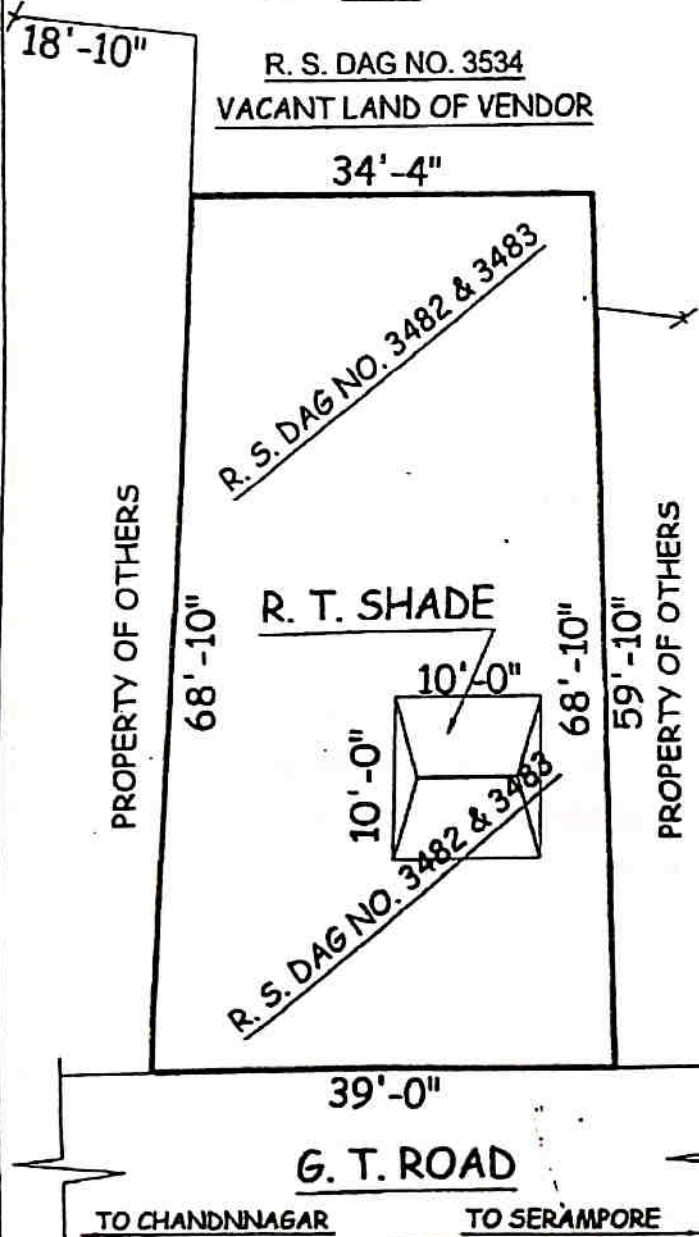
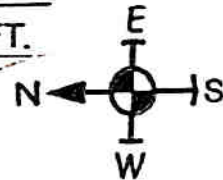
TOTAL SALEABLE AREA OF LAND :~ 03 KA. 08 CH. 03 SQ. FT.

TOTAL SALEABLE COV. AREA OF R. T. SHADE :~ 100 SQ. FT.

SCALE:~1"=10'-0"

DEED AREA SHOWN IN:~

RED



NAME OF THE VENDOR :~

SRI PRASANTA SEN
S/O, LATE LAL MOHAN SEN

Prasanta Sen

(SIGNATURE)

NAME OF THE VENDEE :~

S. K. B. AGENCIES Pvt. LTD.

SKB AGENCIES PVT. LTD.

S. K. B. Agencies
Director / Authorised Signatory

DRAWN BY:-

Sourabh Ghosh

SOURABH GHOSH (D.C.E.)
Civil Engineer, Estimator & Surveyor
Mahesh, Serampore, Hooghly.
LB.S.-II Of Serampore Municipality
18-3 Reg. No. - 34007

08M6/2023 Query No-06022001380508 / 2023 Deed No - 1 - 060201984 / 2023 Document is digitally signed

SKB AGENCIES PVT. LTD.

S. K. B. Agencies
Director / Authorised Signatory



District Sub-Registrar-II
Hooghly

02 JUN 2023

(3)

the Schedule here under is subject matter of this Deed of Sale.

AND WHEREAS the schedule mentioned property including other properties was originally owned and possessed by Haripada Ghosh who while in actual khas possession in the schedule property gifted the same to Sankarmoni Ghosh by virtue of a Deed of Gift being Deed no. 1168 for the year 1990 which was duly registered at the office of A.D.S.R. at Serampore , Dist- Hooghly date 21/02/1990.

AND WHEREAS said Sri Sankarmoni Ghosh while in actual khas possession of the schedule mentioned property along with other immovable property transferred, sold and conveyed the same to Mrs. Jaya Sen by virtue of a Sale Deed bearing Book No. I, Volume No. 04, bearing Deed No. 2315 of 2012 duly registered at the office of the A.D.S.R. office Serampore, Dist. - Hooghly dated 23/03/2012.

AND WHEREAS said Jaya Sen while owning and possession the schedule mentioned property she gifted the same to her husband Prasanta Sen the Vendor herein by virtue of one registered Deed of Gift which was registered before A.D.S.R. Office Serampore, registered in Book no. I , Volume No. 0602-2017, pages from 10946 to 10969 being No. 060200661 for the year 2017 and thereafter the present Vendor has mutated his name before L.R. Settlement record and new Khatian being No. 12678 and mutated before Baidyabati Municipality and he has been possessing the schedule mentioned property by making payment of tax and ground rent before the concern authority an regular

Contd....p/04

SKB AGENCIES PVT. LTD.

Prasanta Sen



District Sub-Registrar-II
Hooghly

02 JUN 2023

(4)

basis.

AND WHEREAS the present Owner/Vendor has decided to sell out the schedule property at a total consideration price of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs)** only and the Purchaser has also agreed to purchase the schedule property at a consideration price of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs)** only.

NOW THIS INDENTURE WITNESSETH and in pursuance of the Agreement and in consideration of the said sum of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs)** only, paid by Purchaser to the Owner/Vendor in the manner hereunder at or before the execution of these presents (the receipt whereof the Owner/Vendor doth hereby as well as by the payment of the same and every part thereof forever release discharge and acquit to the Purchaser and the said property describe in the schedule hereunder, hereby sold, conveyed and transferred unto and to the Purchaser) the Owner/Vendor doth hereby grant, sell convey, transfer, assign and assure unto and to the Purchaser, the said property as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as **"THE SAID PROPERTY" TOGETHER WITH** all sewers, drains, ways, paths, passages, and all manner of former and other rights, liberties, benefits, privileges, easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or hereto were or was held,

Contd....p/05

SKB AGENCIES PVT. LTD.

Shri. H. S. Jay

Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No.:-060201984 / 2023, Document is digitally signed.

Page 8 of 27



(5)

used, occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents, issues and profits thereof from generation to generation **AND** all and entirely of the Rayati Swattiya and other estates, right, title, interest, use, trust, property, claim and demand whatsoever both at law in equity of the said Owner/Vendor, into out of or upon the said Property (fully described in the **SCHEDULE** hereunder written) and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured by his or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments, writings and evidences of title in any wise relating to or connected with the said property which now are or is or hereafter may be in possession, power, custody or control of the Owner/Vendor or any persons from whom the Owner/Vendor may procure the same without any action or suit law or in equity **TO HAVE AND TO HOLD** the same unto and to the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition, use, trust or other thing whatsoever to alter defeat encumber or make void the same and free from all rights, liens, lispendences, attachments, trusts, claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

THE OWNER /VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

a). That notwithstanding any act, deed, matter or thing by the Owner/Vendor done, committed or knowingly or suffered to the

Contd....p/06

SKB AGENCIES PVT. LTD.

Chaitanya Jay

08/06/2023 Query No: 06022001300508 / 2023 Deed No : 1 - 060201984 / 2023, Document is digitally signed.

Page 9 of 27

(6)

contrary, the Owner / Vendor is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property, benefits and rights hereby sold and conveyed without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same.

b). **AND THAT** the Owner/Vendor has not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the property, benefits and rights hereby sold and conveyed or any part thereof can or may be impeached, encumbered or affected in title.

c). **AND THAT** notwithstanding any act, deed or thing whatsoever done as aforesaid the Owner/Vendor hath now themselves has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure his property, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid according to the true, intent and meaning of these presents.

d). **AND THAT** the property, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, lines, attachments, leases, tenancies, occupancy rights, restrictive covenants, lispendents, uses, debutters, trusts, prohibitions and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor or any person

Contd....p/07

SKB AGENCIES PVT. LTD.

Chitambar

Director / Authorized Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No. 1066201684/2023 Document is digitally signed.

Page 10 of 27

(7)

or persons having or lawfully rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or his predecessor-in-title.

e). **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold, use, possess and enjoy the property, benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and received the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and free and clearly and absolutely acquitted, exonerated and discharged from or by the Owner/Vendor and all their person any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, attachments, lispensens, uses and liabilities, whatsoever or however created by the Owner/Vendor or any persons claiming as aforesaid.

f). **AND THAT** the Owner/Vendor sand all person or persons having or lawfully or rightfully or hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be through, under or in trust for the Owner/Vendor or its predecessor-in-title shall and costs of the Purchaser, do and execute or cause to be done and execute as such acts, deeds and things for further better and more perfectly assuring his property

SKB
SKB AGENCIES PVT. LTD.

Contd....p/08

Chitrapada

Director / Authorised Signatory

08/06/2023 Query No:-06022001360508 / 2023 Deed No :I - 060201984 / 2023, Document is digitally signed.



(8)

unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASER AS FOLLOWS :-

- a). **THAT** the schedule property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Owner/Vendor for realization if the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public demands Recovery Acts or any other Acts for the time being in force.
- b). **AND THAT** the said property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of any authority or the Government or any other Public body or authorities.
- c). **AND THAT** no declaration or notification is made or published for acquisition, requisition or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.
- d). **AND THAT** there is no impediment under the provision of the Urban Land (Ceiling and Regulation) Act, 1976 and/or West

Contd....p/09

SKB AGENCIES PVT. LTD.

Shakti Prasad Singh

(9)

Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation otherwise for the Vendors to grant, sell, conveyed, transferred, assigned and assured in favour of the Purchaser in the manner aforesaid.

e). AND THAT the Owner/Vendor has represented and assured to the Purchaser that there is no action in respect of the said property or any part or share thereof pending or filed at any time heretofore and that the said property have been in uninterrupted exclusive ownership and possession and enjoyment of the Owner/Vendor since purchased without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right, title and interest or possession whatsoever in the said property or any thereof nor send any notice in respect thereof.

f). AND THAT save and except the Owner/Vendor, no other person can claim any right, title or interest whatsoever in the said property as mentioned in the schedule hereunder and without prejudice to or deficiency being found in the title or possession of the Owner/Vendor or in case any of the above representation or assurances being found to be false.

g). AND THAT all rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

h). AND THAT though the said land as recorded as "BASTU" and same is not affected by any scheme of government, municipality

Contd....p/10

SKB AGENCIES PVT. LTD.

Debt by my

Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.

Page 12 of 27

(10)

and said land is neither acquired under the Land Acquisition Act nor requisitioned by the Govt. and the said land is not vested nor any notice of requisition or acquisition has been made and the Vendor shall execute any further Rectification Deed for assistance that may be necessary in order to perfect the title of the Purchaser in respect of the said land hereby sold as described in the schedule hereunder written.

i). AND THAT the Owner/Vendor declares that the said land is not declared as vested.

j). AND THAT simultaneously with the execution of these presents, the Owner/Vendor doth deliver unto Purchaser vacant khas possession the schedule property hereby sold, transferred and conveyed.

k). AND THAT by virtue of this Deed of Sale, the aforesaid Purchaser will be at liberty to get his name mutated with the State of West Bengal, Municipality and/or any other lawful place and Owner/Vendor hereby grant his consent in this respect and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings etc. whatsoever may be.

l). AND THAT if for any reason whatsoever any defect of any kind comes in respect of this Deed, the Owner/Vendor shall be bound to prepare make out, sign, seal, execute and get registered any kind of Deed in favour of the Purchaser and all costs in this connection will be borne by the Purchaser and if any litigation or legal dispute by and between parties herein or any interested

Contd....p/11

SKB AGENCIES PVT. LTD.

Chaitanya

Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No. :- 060201084 / 2023, Document is digitally signed.

Page 14 of 27



(11)

persons may arise the total responsibility, legal affairs and costs will be borne by the Purchaser hereunder.

m). **AND THAT** there is no recorded Bargadar in the land so sold by the Vendor to the Purchaser.

The Land will be used for residential purpose.

SCHEDULE PROPERTY

As per map
ALL THAT piece and parcel of Bastu Land measuring and area 03 (Three) Katha 08 (Eight) Chittacks 03 (Three) Sq. ft. with are brick wall tiles shed room measuring 100 Sq. ft. lying and situated at Mouza- Chatra, J.L. No. 10, comprised with R.S. Dag No. 3482 and 3483 under R.S. Khatian No. 1617 and 1618 corresponding to L.R. Dag No. 3276 under L.R. Khatian No. 12678 being Municipality holding No. 468(306) G.T. Road within the ambit of Baidyabati Municipality under P.S. and A.D.S.R. Office Serampore, Dist. - Hooghly, which is more particularly and specifically delineated in the Sketch, Map or plan depicted with "**RED**" border line attached herewith being the part of parcel of this indenture along with right to use all common passage and common portion as shown in the annexed map.

The Property of is butted and bounded by:-

On the North:- Property of others.

On the South:- Property of others.

On the East:- Vacant Land of Vendor.

On the West:- G.T. Road.

Contd....p/12

SKB AGENCIES PVT. LTD.

Shakti Prasad Tripathy
Director / Authorised Signatory

(12)

IN WITNESS WHEREOF the Owner/Vendor herein have hereunto set subscribed his signature on the day, month and year first above written.

SIGNED AND DELIVERED BY

THE OWNER/VENDOR IN PRESENCE OF

WITNESSES

1) *Biman Bhattacharya*
Legal Counsl

2) *Ranjit Khadori*
Senampone Hoojit

Ananta Sen

SIGNATURE OF THE OWNER/ VENDOR

SKB AGENCIES PVT. LTD.

Blal opathy

Director / Authorised Signatory

SIGNATURE OF THE PURCHASER

Contd....p/13

SKB AGENCIES PVT. LTD.

Blal opathy

Director / Authorised Signatory

08/08/2023 Query No:-06022001380508 / 2023 Deed No :- 060201994 / 2023, Document is digitally signed.



(13)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 55,00,000/- (Rupees Fifty Five Lakhs) only. FROM THE ABOVE NAMED PURCHASER.

Date	Name of Bank	Cheque No	Amount(Rs.)
02.06.2023	R.B.L. BANK	531064	55,00,000/-

Total = Rs. 55,00,000/- (Rupees Fifty Five Lakhs) only.

WITNESSES :

- 1) *Raman Chellappa*
Kuppa Court
- 2) Ranajit Khondar.
Serampore. HOOBHD

Ranajit Khondar

SIGNATURE OF THE OWNER/ VENDOR

Drafted by me :-

Subhajit De Sarkar

SUBHAJIT DE SARKAR
(REGD. No. WB1948/2002)
Advocate, Serampore Court

Subhajit De Sarkar
Typed By, Serampore Court

SKB AGENCIES PVT. LTD.

Debjit Dasgupta
Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.

Page 17 of 27

FINGER PRINT OF BOTH HANDS



PHOTO

Pranathasan

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
IMPRESSION OF FINGERS OF LEFT HAND				

IMPRESSION OF FINGERS OF RIGHT HAND

Little Finger Ring Finger Middle Finger Fore Finger Thumb Finger



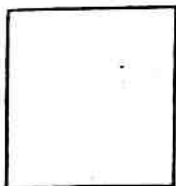
PHOTO

@lathapathy

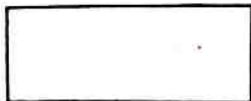
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
IMPRESSION OF FINGERS OF LEFT HAND				

IMPRESSION OF FINGERS OF RIGHT HAND

Little Finger Ring Finger Middle Finger Fore Finger Thumb Finger



PHOTO



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
IMPRESSION OF FINGERS OF LEFT HAND				

IMPRESSION OF FINGERS OF RIGHT HAND

Little Finger Ring Finger Middle Finger Fore Finger Thumb Finger

08/06/2023 Query No:-06022001380508 / 2023 Deed No :I - 060201984 / 2023, Document is digitally signed.

OKB AGENCIES PVT. LTD.

@lathapathy

Director / Authorised Signatory



Government of West Bengal

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

OFFICE OF THE D.S.R. - II HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06022001380508/2023

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	Shri Prasanta Sen Rajyadharpur Ghosh Para, City:-, P.O:- Mallickpara, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN:- 712203	Seller			<i>Prasanta Sen</i> 02/6/2023
2	Santanu Chattopadhyay 38, J N Lahiri Road, City:-, P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201	Represent ative of Buyer SKB AGENCIE S PRIVATE LIMITED			<i>@Santanu Chattopadhyay</i> 02/6/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Biman Bhattacharjee Son of Late B C Bhattacharjee Serampore Court, City:-, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201	Shri Prasanta Sen, Santanu Chattopadhyay			<i>Biman Bhattacharjee</i> 02/6/2023

607

608

609



(Swati De)

District Sub-Registrar-II
Hooghly

Query No-06022001380508/2023, 02/06/2023 03:08:37 PM

Page 2 of 3

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.

SKB AGENCIES PVT. LTD.

Chattopadhyay

Director / Authorised Signatory

Page 10 of 27



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020620232008097059

GRIPS Payment Detail

GRIPS Payment ID:	020620232008097059	Payment Init. Date:	02/06/2023 14:15:34
Total Amount:	316916	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0805869577228	BRN Date:	02/06/2023 14:16:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Subhajit De Sarkar
Mobile: 9330537977

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240080970638	Directorate of Registration & Stamp Revenue	316916
Total			316916

IN WORDS: THREE LAKH SIXTEEN THOUSAND NINE HUNDRED SIXTEEN ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



SKB AGENCIES PVT. LTD.

Signature

Director / Authorized Signatory

08/06/2023 Query No.-06022001380508 / 2023 Deed No.- 060201984 / 2023, Document is digitally signed

Page 20 of 27



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240080970638

GRN Details

GRN: 192023240080970638 Payment Mode: SBI Epay
GRN Date: 02/06/2023 14:15:34 Bank/Gateway: SBICPay Payment Gateway
BRN : 0805869577228 BRN Date: 02/06/2023 14:16:18
Gateway Ref ID: 2837966316 Method: IDBI Bank-Retail NB
GRIPS Payment ID: 020620232008097059 Payment Init. Date: 02/06/2023 14:15:34
Payment Status: Successful Payment Ref. No: 2001380508/3/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr Subhajit De Sarkar
Address: Serampore
Mobile: 9330537977
Period From (dd/mm/yyyy): 02/06/2023
Period To (dd/mm/yyyy): 02/06/2023
Payment Ref ID: 2001380508/3/2023
Dept Ref ID/DRN: 2001380508/3/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001380508/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	252400
2	2001380508/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	63359
3	2001380508/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1157
			Total	316916

IN WORDS: THREE LAKH SIXTEEN THOUSAND NINE HUNDRED SIXTEEN ONLY.



08/06/2023 Query No:-06022001380508 / 2023 Deed No -1 - 060201984 / 2023. Document is digitally signed

SKB AGENCIES PVT. LTD.

Chattopadhyay

Director / Authorised Signatory

Page 21 of 27

Major Information of the Deed

Deed No :	I-0602-01984/2023	Date of Registration	08/06/2023
Query No / Year	0602-2001380508/2023	Office where deed is registered	
Query Date	30/05/2023 6:12:42 AM	D.S.R. - II HOOGHLY, District Hooghly	
Applicant Name, Address & Other Details	Subhajit De Sarkar Serampore Court, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 9330537977, 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. 55,00,000/-	Rs. 63,34,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,53,400/- (Article:23)	Rs. 63,391/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Chatra, Road Zone : (Holding located on G.T. road – Holding located on G.T. road) , Mouza: Chatra, JI No: 10, Pin Code : 712204

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value : (In Rs.)	Market Value : (In Rs.)	Other Details
L1	LR-3276 (RS :-)	LR-12678	Bastu	Bastu	3 Katha 8 Chatak 3 Sq Ft	54,90,000/-	63,07,499/-	Property is on Road
Grand Total :					5.7819Dec	54,90,000 /-	63,07,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	27,000 /-	

SKB AGENCIES PVT. LTD.

Debjyoti Sanyal

Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Prasanta Sen (Presentant) Son of Late Lal Mohan Sen Rajyadharpur Ghosh Para, City:- , P.O:- Mallickpara, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1B, Aadhaar No: 39xxxxxxxx4199, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 . Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKB AGENCIES PRIVATE LIMITED No.98, GNB Road, City:- , P.O:- Assam, P.S:-GORESWAR, District:-Kamrup, Assam, India, PIN:- 781003 , PAN No.:: AAxxxxxx6H, Aadhaar No: 39xxxxxxxx4199, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Santanu Chattopadhyay Son of Late Shyama Pada Chattopadhyay 38, J N Lahiri Road, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx7c, Aadhaar No: 58xxxxxxxx5188 Status : Representative, Representative of : SKB AGENCIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Biman Bhattacharjee Son of Late B C Bhattacharjee Serampore Court, City:- , P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201			
Identifier Of Shri Prasanta Sen, Santanu Chattopadhyay			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-5.78188 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-100.00000000 Sq Ft

SKB AGENCIES PVT. LTD.

Santanu Chattopadhyay
Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :- 060201984 / 2023, Document is digitally signed.

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Chatra, Road Zone : (Holding located on G.T. road – Holding located on G.T. road) , Mouza: Chatra, JI No: 10, Pin Code : 712204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3276, LR Khatian No:- 12678	Owner: ব্রজেন দেন, Gurdian: মালমোহন , Address: নিজ Classification: বাহা, Area: 0.05800000 Acre,	Seller is not the recorded Owner as per Applicant.

SKB AGENCIES PVT. LTD.

Chittaranjan
Director / Authorised Signatory



Endorsement For Deed Number : I - 060201984 / 2023

Payment of 5
Certified th
1,000
D.

On 02-06-2023

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

Presented for registration at 22:15 hrs on 02-06-2023, at the Private residence by Shri Prasanta Sen ,Executant

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 63,34,499/-

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

Execution is admitted on 02/06/2023 by Shri Prasanta Sen, Son of Late Lal Mohan Sen, Rajyadharpur Ghosh Para, P.O: Mallickpara, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712203, by caste Hindu, by Profession Business

Indetified by Shri Biman Bhattacharjee, . . Son of Late B C Bhattacharjee, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-06-2023 by Santanu Chattopadhyay, Director, SKB AGENCIES PRIVATE LIMITED (Private Limited Company), No.98, GNB Road, City:- , P.O:- Assam, P.S:-GORESWAR, District-Kamrup, Assam, India, PIN:- 781003

Indetified by Shri Biman Bhattacharjee, . . Son of Late B C Bhattacharjee, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

De

Swati De
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

On 08-06-2023

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 Fees

Certified that required Registration Fees payable for this document is Rs 63,391.00/- (A(1) = Rs 63,345.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 63,359/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 2:16PM with Govt. Ref. No: 192023240080970638 on 02-06-2023, Amount Rs: 63,359/-, Bank: SBI EPay (SBIEPay), Ref. No. 0805869577228 on 02-06-2023, Head of Account 0030-03-104-001-16

SKB AGENCIES PVT. LTD.

Santanu Chattopadhyay
Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No : I - 060201984 / 2023. Document is digitally signed.



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,53,400/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,52,400/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 5008, Amount: Rs.1,000.00/-, Date of Purchase: 31/05/2023, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 2:16PM with Govt. Ref. No: 192023240080970638 on 02-06-2023, Amount Rs: 2,52,400/-, Bank: SBI EPay (SBlePay), Ref. No. 0805869577228 on 02-06-2023, Head of Account 0030-02-103-003-02

De

Swati De
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

SKB AGENCIES PVT. LTD.

Chaitanya
Director / Authorised Signatory

08/06/2023 Query No:-06022001380508 / 2023 Deed No :I - 060201984 / 2023, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2023, Page from 39336 to 39362
being No 060201984 for the year 2023.



Digitally signed by SWATI DE
Date: 2023.06.08 15:30:52 +05:30
Reason: Digital Signing of Deed.

De

(Swati De) 2023/06/08 03:30:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
West Bengal.

(This document is digitally signed.)

08/06/2023 Query No:-06022001380508 / 2023 Deed No :1 - 060201984 / 2023. Document is digitally signed.