

19/9/23.

I-1983/23



চন্দ্রবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 006415

10.20 P.M.  
2/6/23

Q-2-1380570/23  
V-CM-207/23.

**DEED OF SALE**

THIS DEED OF SALE is made on this day 27<sup>th</sup> of the June 2023.

**BETWEEN**

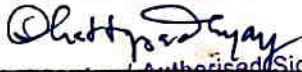
SRI PRASANTA SEN, PAN - AKAPS7031B, AADHAAR No. 3945 7468 4199, S/o Late Lalmohan Sen, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Ghosh Para, Dakshin Rajyadharpur P.O. - Mallickpara, P.S. - Serampore, Dist - Hooghly, Pin - 712203, (W.B.),

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

Contd....p/02

  
District Sub-Registrar  
Hooghly  
08/6/2023

SKB AGENCIES PVT. LTD.

  
Authorized Signatory

## 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 : 0103052306026526  
Fees(INR) : Rs. 281  
Payment Status : Successful  
Payment Mode : Online Payment  
Name of the Applicant : Mr. Subhajit Desarkar  
Transaction Date & Time : 03/07/2023 19:13:48  
Address : Serampore

For any query please contact your nearest Kiosk operator.

(2)

hereinafter referred to as the "OWNER /VENDOR" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successors, successors-in-office and assigns) of the **FIRST 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 referred to as the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS ALL THAT** piece and parcel of Bastu land measuring an area 00(zero) Cottah 10(ten) Chittacks 18(eighteen) Sq. ft. lying and comprised R.S. Plot No. 3533, under R.S. Khatian No. 1617 & 1618, corresponding to L.R. Dag No. 3267, under L.R. Khatian No. 8747 and **ALL THAT** piece and parcel of Bastu land measuring an area of 01(one) Cottah 05(five) Chittacks 26(twenty six) Sq. ft. comprised in R.S. Plot No. 3534, under R.S. Khatian No. 1617 &

Contd....p/03

**SKB AGENCIES PVT. LTD.**



Director / Authorised Signatory

08/06/2023 Query No:-06022001380570 / 2023 Deed No :- 060201993 / 2023, Document is digitally signed.



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সন - ২০২৩/৩১ মাঘ

জেতার নাম S.K.B Agencies Pvt-Ltd. Director : Santan

সং GNB Road, Guwahati 781003

মূল্য ০৫ টুয়েন্ট, ৫০০০০০ টুয়েন্ট

স্থান ডেভেলপ -

শ্রী অধিদপ্তর বর্কিত

সং. বীজবন্দু হুগলী

Prasanta Sen

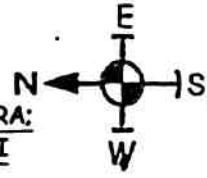


District Sub-Registrar-II  
Hooghly

02 JUN 2023

SALE DEED PLAN OF LAND

AT R. S. DAG NO.:~ 3533,3534,3534 (P) & 3534/3628;  
UNDER R. S. KHATIAN NO.:~ 1617 & 1618; UNDER L. R.  
DAG NO.:~ 3267,3279,3281 & 3284; L. R. KHATIAN NO.:~ 8748,  
12678,1691/1,12678,609/9,1691/1,276/4 & 1991/7; 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.

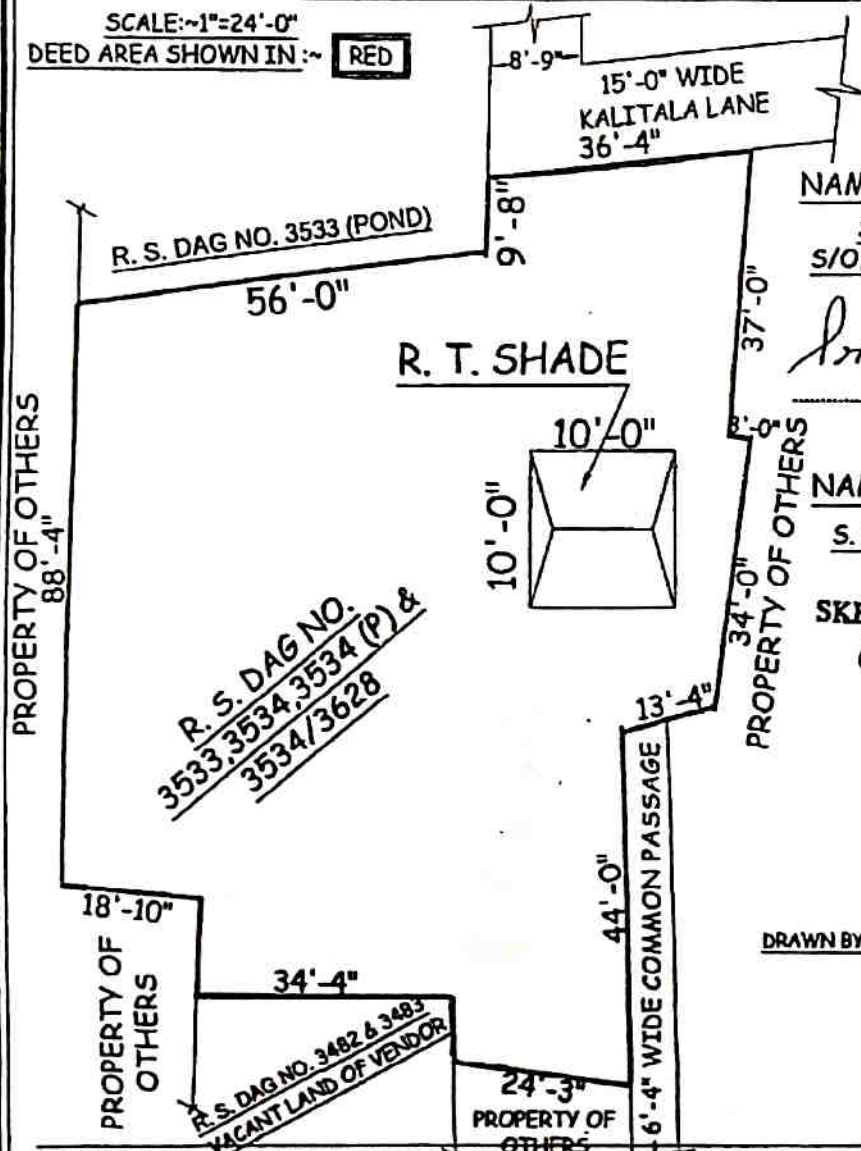


- AREA OF LAND OF L. R. DAG NO. 3267 & L. R. KHATIAN 8748 :~ 03 KA. 02 CH. 03 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3281 & L. R. KHATIAN 12678 :~ 02 KA. 00 CH. 00 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 1691/1 :~ 00 KA. 04 CH. 17.5 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 12678 :~ 01 KA. 05 CH. 26 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 609/9 :~ 00 KA. 08 CH. 00 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 1691/1 :~ 00 KA. 08 CH. 00 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 1991/1 :~ 00 KA. 08 CH. 00 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3284 & L. R. KHATIAN 1691/1 :~ 01 KA. 00 CH. 00 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3284 & L. R. KHATIAN 1276/4 :~ 00 KA. 15 CH. 09 SQ. FT.
- AREA OF LAND OF L. R. DAG NO. 3279 & L. R. KHATIAN 1991/7 :~ 00 KA. 05 CH. 01 SQ. FT.

TOTAL SALEABLE AREA OF POND :~ 10 KA. 08 CH. 11.5 SQ. FT.

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

SCALE:~1"=24'-0"  
DEED AREA SHOWN IN:~ **RED**



NAME OF THE VENDOR :~  
SRI PRASANTA SEN  
S/O, LATE LAL MOHAN SEN

*Prasantan Sen*  
(SIGNATURE)

NAME OF THE VENDEE :~  
S. K. B. AGENCIES PVT. LTD.

**SKB AGENCIES PVT. LTD.**  
*S. K. B. Agencies Pvt. Ltd.*  
Director / Authorised Signatory

DRAWN BY:~

*Sourabh Ghosh*  
**SOURABH GHOSH (D.C.E.)**  
Civil Engineer, Estimator & Surveyor  
Mahesh, Serampore, Hooghly.  
L.B.S.-II Of Serampore Municipality  
L.H.S. Reg. No.:~ 5480/

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**SKB AGENCIES PVT. LTD.**

*S. K. B. Agencies Pvt. Ltd.*  
Director / Authorised Signatory



District Sub-Registrar-II  
Hooghly

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(3)

1618, corresponding to L.R. Dag No. 3279, **And ALL THAT** piece and parcel of Bastu land measuring an area of 02(two) Cottah 00(zero) Chittacks 00(zero) Sq. ft. comprised in R.S. Plot No. 3434, under R.S. Khatian No. 1617 and 1618, corresponding to L.R. Dag No. 3281, under L.R. Khatian No. New 12678 total land measuring about of 03(three) Cottah 15(fifteen) Chittacks 44(forty four) Sq. ft. along with 100 Sq. ft. R.T. Shed lying at Mouza – Chatra, J.L. No. 10, Municipal Holding No. 468(306) G.T. Road, under Baidyabati Municipality P.S. & A.D.S.R. Office Serampore, Dist – Hooghly, in the state of West Bengal which part of schedule mentioned property and herein after referred to as the Said Property.

**AND WHEREAS** within the aforesaid property **ALL THAT** piece and parcel of Bastu land measuring 10(ten) Chittacks 18(eighteen) Sq. ft. comprised in R.S. Plot No. 3533, under R.S. Khatian No. 1617 & 1618, corresponding to L.R. Dag No. 3267 together with other properties was originally owned and possessed by Sailendra Nath Kundu, alias Sailendra Kundu, Susar Kanti Kundu, Tusar Kanti Kundu.

**AND WHEREAS** said Sailendra Nath Kundu alias Sailendra Kundu, Susar Kanti Kundu, Tusar Kanti Kundu while in actual khas possession of the property in connection with R.S. Plot No. 3533, L.R. Plot No. 3267 mentioned property alongwith others immomavable property Tusar Kanti Kundu died leaving behind his widow Smt Rai Kishori Kundu son Sri Pradip Kundu, daughter Smt

Contd....p/04

SKB AGENCIES PVT. LTD.

*Chattya Dey*

Director / Authorized Signatory

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Kakoli Kundu as his only legal heirs and Smt Rai Kishori Kundu, Sri Pradip Kundu, Smt Kakoli Kundu became the joint co – owners of the schedule mentioned property alongwith others immomavable property accordingly Hindu Succession Act 1956.

**AND WHEREAS** Sailendra Nath Kundu alias Sailendra Kundu, Susar Kanti Kundu, Smt Rai Kishori Kundu, Sri Pradip Kundu, Smt Kakoli Kundu while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred, sold and conveyed the aforesaid property to Sri Sankarmoni Ghosh & Smt Gargi Ghosh by virtue of a Sale Deed bearing Deed No. 3433 of 2003 recorded in Book No. I, Volume No. 02, pages from 61 to 72 duly registered at the Office of the A.D.S.R. Office Serampore, Dist – Hooghly, dated 18.10.2002.

**AND WHEREAS** said Sri Sankarmoni Ghosh & Smt Gargi Ghosh while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred sold and conveyed the same to Sri Prasanta Sen and Smt Jaya Sen by virtue of a sale Deed recorded in Book No. I, Volume No. 04 written on the pages from 4631 to 4646, bearing Deed No. 2317 of 2012 duly registered at the office of the A.D.S.R. office Serampore, Dist – Hooghly dated 23.03.2012.

**AND WHEREAS** said Sri Prasanta Sen while in actual khas possession of the schedule mentioned property alongwith others immomavable property gifted his undivided half share to his wife

Contd....p/05

**SKB AGENCIES PVT. LTD.**

*Debjyoti Ghosh*

Director / Authorised Signatory

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(5)

Smt Jaya Sen by virtue of a Sale Deed bearing Book No. I, Volume No. 11, written on the pages from 1294 to 1308, bearing Deed No. 5486 of 2013 duly registered at the office of the A.R.A – III, Kolkata dated 11.12.2013.

**AND WHEREAS** ALL THAT piece and parcel of Bastu land measuring an area of 01(one) Cottah 05(five) Chittacks 26(twenty six) Sq. ft. comprised in R.S. Plot No. 3534, under R.S. Khatian No. 1617 & 1618 originally owned and possessed by Sailendra Nath Kundu alias Sailendra Nath and was in khas possession of the said property.

**AND WHEREAS** Sailendra Nath Kundu alias Sailendra Kundu while in actual khas possession of the schedule mentioned property alongwith other immomavable property transferred, sold and conveyacd the schedule mentioned property to Sri Sankarmoni Ghosh & Smt Gargi Ghosh the by virtue of a Sale Deed recorded in Book No. I, Volume No. 08, written on the pages from 6019 to 6037, bearing Deed No. 7070 of 2007 duly registered at the office of the A.D.S.R. Office Serampore, Dist – Hooghly dated 30.11.2007.

**AND WHEREAS** said Sri Sankarmoni Ghosh and Smt Gargi Ghosh while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred, sold and conveyed the schedule mentioned property to Smt Jaya Sen by virtue of a Sale Deed recorded in Book No. I, Volume No. 04,

Contd....p/06

SKB AGENCIES PVT. LTD.

*[Handwritten Signature]*  
Director / Authorised Signatory

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written on the Pages from 6013 to 6027 bearing Deed No. 2318 of 2012 duly registered at the Office of the A.D.S.R. Office Serampore, Dist - Hooghly, dated 21.03.2012.

**AND WHEREAS** ALL THAT piece and parcel of Bastu land measuring an area 02(two) Cottah 00(zero) Chittacks 00(zero) Sq. ft. comprised in R.S. Plot No. 3534, under R.S. Khatian No. 1617 & 1618, corresponding to L.R. Dag No. 3281, under L.R. Khatian No. 12678, Previously 8714, originally owned and possessed by Sailendra Nath Kundu alias Sailendra Kundu, Susar Kanti Kundu, Tusar Kanti Kundu and were in joint khas possession of the said property.

**AND WHEREAS** said Sailendra Nath Kundu alias Sailendra Kundu, Suasr Kanti Kundu, Tusar Kanti Kundu while in actual khas possession of the schedule mentioned property alongwith other immomavable property Tusar Kanti Kundu died leaving behind his widow Smt Rai Kishori Kundu Son Sri Pradip Kundu and daughter Smt Kakoli Kundu as his only legal heirs and Smt Rai Kishori Kundu, Sri Pradip Kundu, Smt Kakoli Kundu became the joint co - owners of the schedule mentioned property alongwith others immomavable property according to the Hindu Succession Act.1956.

**AND WHEREAS** Sailendra Nath Kundu, Susar Kanti Kundu, Smt Rai Kishori Kundu, Sri Pradip Kundu, Smt Kakoli Kundu while in actual khas possession of the schedule mentioned property

Contd....p/07

SKB AGENCIES PVT. LTD.

*Chotya Dayy*

Director / Authorised Signatory

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alongwith others immomavable property transferred, sold and conveyaed the schedule mentioned property to Sri Sankarmoni Ghosh & Smt Gargi Ghosh the by virtue of a Sale Deed bearing Book No. I, Volume No. 25 written on the pages from 391 to 402, bearing Deed No. 0849 of 2002 duly registered at the office of the A.D.S.R. Office Serampore, Dist – Hooghly dated 25.01.2002.

**AND WHEREAS** said Sri Sankarmoni Ghosh & Smt Gragi Ghosh while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred, sold and conveyed the Schedule mentioned property to Smt Jaya Sen by virtue of a sale Deed recorded in Book No. I, Volume No. 04, written on the pages from 6028 to 6041 bearing deed no. 2316 of 2012 duly registered at the office of the A.D.S.R. office Serampore, Dist – Hooghly, dated 22.03.2012.

**AND WHEREAS** said Jaya Sen while owing and possessing the aforesaid property together other plots gifted the same to the present Vendor Sri Prasanta Sen by way of registered Deed of Gift being no. 661 of 2017 registered at A.D.S.R. Serampore, Dist – Hooghly.

**AND WHEREAS** the Vendor herein Sri Prasanta Sen has also purchased another piece of land measuring 04(four) Chittacks 17.5 (seventeen point five) Sq. ft. comprised in R.S. Dag No. 3534, corresponding to L.R. Dag No. 3279 of Mouza – Chatra, P.S. – Serampore, Dist – Hooghly, from Saliendra Kundu by virtue of one

Contd....p/08

**SKB AGENCIES PVT. LTD.**

*Debjyoti Dasgupta*

Director / Authorised Signatory

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(8)

registered Deed of Sale being no. 9604 for the year 2012 registered at A.D.S.R. Office Serampore. Be it further mentioned here that the present vendor has also purchased another piece of land measuring 05(five) Chittacks 01(one) Sq. ft. in respect of said L.R. Plot No. 3279 from Sailendra Nath Kundu alias Sailendra Kundu by virtue of registered deed of sale being no. 2616 for the year 2016.

**AND WHEREAS** the present vendor Prasanta Sen has purchased another piece of land measuring 01(one) Cottah 08(eight) Chittacks in respect of L.R. Plot No. 3279 from Sushama Biswas wife of Sri Goutam Biswas by virtue of one registered deed of sale being no. 1550 of 2013 registered at DSR - II Hooghly. In this context it is to be mentioned here that said Sushama Biswas previously purchased the same from Sailendranath Kundu, Tushar Kanti Kundu, Smt Rai Kishori Kundu, Pradip Kundu and Kakoli Dey by virtue of one registered deed of sale being no. 5665 for the year 2006 registered at A.D.S.R. Serampore.

**AND WHEREAS** Prasanta Sen the present vendor herein has purchased the piece and parcel of land measuring 01(one) Cottah 15(fifteen) Chittacks 09 (nine) Sq. ft. comprised in L.R. Plot No. 3284 of Mouza - Chatra from Asim Kumar Banik, S/o. Late Chittaranjan Banik by virtue of one registered Deed of Sale being no. 3181/2013 registered at A.D.S.R. Serampore, Dist - Hooghly.

**AND WHEREAS ALL THAT** piece and parcel of Bastu land measuring 02(two) Cottah 07(seven) Chittacks 30(thirty) Sq. ft.

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SKB AGENCIES PVT. LTD.

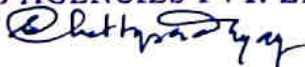
*Prasanta Sen*

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comprised in R.S. Plot No. 3533, under R.S. Khatian No. 1617 & 1618, corresponding to L.R. Dag No. 3267, under L.R. Khatian No. 8748, was originally owned and possessed by Sailendra Nath Kundu alias Sailendra Kundu, Susar Kanti Kundu, Smt Rai Kishori Kundu, Sri Pradip Kundu, Smt Kakoli Kundu while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred, sold and conveyed the schedule mentioned property to Sri Sankarmoni Ghosh & Smt Gargi Ghosh the by virtue of a Sale Deed bearing Deed No. 3433 of 2003 duly registered at the Office of the A.D.S.R. Office Serampore, Dist - Hooghly, dated 18.10.2002 said Sri Sankarmoni Ghosh & Smt Gargi Ghosh while in actual khas possession of the schedule mentioned property alongwith others immomavable property transferred sold and conveyed the schedule mentioned property to Sri Prasanta Sen and Smt Jaya Sen by virtue of a sale Deed bearing Book No. I, Volume No. 04 written on the pages from 4631 to 4646, bearing Deed No. 2317 of 2012 duly registered at the office of the A.D.S.R. office Serampore, Dist - Hooghly dated 23.03.2012 and said Sri Prasanta Sen while in actual khas possession of the schedule mentioned property alongwith others immomavable property gifted his undivided half share to his wife Smt Jaya Sen by virtue of a Sale Deed bearing Book No. I, Volume No. 11, written on the pages from 1294 to 1308, bearing Deed No. 5486 of 2013 duly registered at the office of the A.R.A - III, Kolkata dated 11.12.2013

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(10)

and thereafter said Jaya Sen has gifted the aforesaid property to her husband Prasanta Sen by virtue of one registered Deed of Gift being no. 662 of 2017 registered D.S.R. - II Hooghly. Be it mentioned here that the present Vendor has become absolute owner cum possessor of the aforesaid property and for the sole of convenience the entire property has specifically mentioned in the schedule hereunder and vendor herein has mutated his name before L.R. Settlement office and also before Municipality and has been possessing the same by making regular payment of tax & rents.

**AND WHEREAS** the present Owner/Vendor has decided to sell out the schedule property at a total consideration price of Rs. 71,00,000/- ( Rupees Seventy One Lakhs) only and the Purchaser has also agreed to purchase the schedule property at a consideration price of Rs. 71,00,000/- ( Rupees Seventy One Lakhs) only.

**NOW THIS INDENTURE WITNESSETH** and in pursuance of the Agreement and in consideration of the said sum of Rs. 71,00,000/- ( Rupees Seventy One 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

Contd....p/11

**SKB AGENCIES PVT. LTD.**  
*Prasanta Sen*

Director / Auth.

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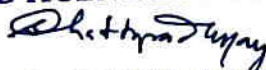


(11)

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, 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**

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SKB AGENCIES PVT. LTD.



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(12)

**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 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

Contd....p/13

**SKB AGENCIES PVT. LTD.**  
*Chaitanya Singh*

Director / Authorised Signatory

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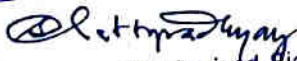
right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure his property, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid according to the true, intent and meaning of these 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 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

Contd....p/14

**SKB AGENCIES PVT. LTD.**



Director / Authorised Signatory

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(14)

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.

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

**AND THE VENDOR DOTH 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

Contd....p/15

**SAB AGENCIES PVT. LTD.**

*[Handwritten Signature]*

Director / Authorised Signatory

08/06/2023 Query No:-06022001380570 / 2023 Deed No :- 060201883 / 2023, Document is digitally signed



(15)

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.

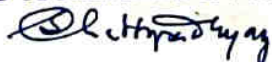
c). **AND THAT** no declaration or notification is made or published for acquisition, requisition or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any 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 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

Contd....p/16

**SKB AGENCIES PVT. LTD.**



Director / Authorised Signatory

(16)

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.

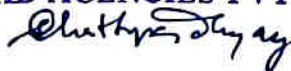
f). **AND THAT** save and except the Owner/Vendor, no other person can claim any right, title or interest whatsoever in the said property as mentioned in the schedule hereunder and without prejudice to or deficiency being found in the title or possession of the Owner/Vendor or in case any of the above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

Contd....p/17

SKB AGENCIES PVT. LTD.



Director / Authorised Signatory

08/08/2023 Query No:-06022001380570 / 2023 Deed No :- 060201983 / 2023, Document is digitally signed.

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(17)

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 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.

Contd....p/18

**SKB AGENCIES PVT. LTD.**

*Chittaranjan*

Director / Authorised Signatory

08/06/2023 Query No: 06022001380570 / 2023 Deed No :- 060201883 / 2023, Document is digitally signed.



(18)

**SCHEDULE PROPERTY**

ALL THAT piece and parcel of Bastu Land lying & situated at Mouza - Chatra, J.L. No. 10, comprised under following Dags / Khatians :-

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Area
3533	1617 & 1618	3267	8748	3 Cottah 2 Chittacks 3 Sq. ft.
3534	1617 & 1618	3281	12678	2 Cottah 00 Chittacks 00 Sq. ft.
3534	1617 & 1618	3279	1691/1	4 Chittacks 17.5 Sq. ft.
3534	1617 & 1618	3279	12678	1 Cottah 5 Chittacks 26 Sq. ft.
3534	1617 & 1618	3279	609/9	8 Chittacks
3534	1617 & 1618	3279	1691/1	8 Chittacks
3534	1617 & 1618	3279	1991/1	8 Chittacks
3534/3628	1617 & 1618	3284	1691/P	1 Cottah
3534/3628	1617 & 1618	3284	276/4	15 Chittacks 9 Sq. ft.
3534(P)	1617 & 168	3279	1991/7	5 Chittacks 1 Sq. ft.
Total Land				10 Cottah 8 Chittacks 11.5 Sq. ft.

with one Brick Wall tile shed room measuring 100 Sq.-ft. being Municipal Holding No. 468(306) G.T. Road, under Baidyabati Municipality P.S. & 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 Land will be used for residential purpose & Contd....p/19

SKB AGENCIES PVT. LTD.

*Chattam Sanyal*

(19)

**The Property of is butted and bounded by:-**

On the North:- Others property.

On the South:- 6 feet 4inch wide common passage.

On the East:- Kalitala Lane. ✓

On the West:- Vacant Land of Vendor.

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) *Bhiman Bhatta Charya*  
*San Court*

2) *Ranajit Khardar.*  
*Senampore Hooghly.*

*Ranajit Khardar*

**SIGNATURE OF THE OWNER/ VENDOR**

**SKB AGENCIES PVT. LTD.**

*Shakti Prasad*  
**Director / Authorised Signatory**

**SIGNATURE OF THE PURCHASER**

Contd....p/20

**SKB AGENCIES PVT. LTD.**

*Shakti Prasad*  
**Director / Authorised Signatory**

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(20)

**MEMO OF CONSIDERATION**

RECEIVED a sum of Rs. 71,00,000/- ( Rupees Seventy One Lakhs) only. FROM THE ABOVE NAMED PURCHASER.

Date	Name of Bank	Cheque No	Amount(Rs.)
12.05.2023	R.B.L BANK	000046	40,00,000/-
02.06.2023	R.B.L BANK	531065	31,00,000/-

Total = Rs. 71,00,000/- ( Rupees Seventy One Lakhs) only.

**WITNESSES :**

1) *Biman Chatterjee*  
Signature Court

2) Ranajit Kundari,  
Serampore, Hooghly.

*Ranajit Kundari*

**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.**

*Debjay*

Director / Authorised Signatory



## FINGER PRINT OF BOTH HANDS



PHOTO

*Prasanna Sen*

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

*Chhetri Jay*

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

**SKB AGENCIES PVT. LTD.**

*Chhetri Jay*

Director / Authorised Signatory

08/06/2023 Query No:-06022001380570 / 2023 Deed No :1 - 000201903 / 2023, Document is digitally signed.



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 06022001380570/2023

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			Prasanta Sen 02/06/2023 607
2	Santanu Chattopadhyay 38, J N Lahiri Road, City:-, P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201	Representative of Buyer [SKB AGENCIES PVT LIMITED]			Santanu Chattopadhyay 02/06/2023 608
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Bilman 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			Bilman Bhattacharjee 02/06/2023 609



(Swal De)

District Sub-Registrar-II  
Hooghly

Query No:-06022001380570/2023, 02/06/2023 03:24:00 PM HOOGHLY (D.S.R.-II)

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SKB AGENCIES PVT. LTD.

*Santanu Chattopadhyay*

08/06/2023 Query No:-06022001380570 / 2023 Deed No :I - 060201983 / 2023, Document is digitally signed.  
Director / Authorisgd Signatory



**Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary**



020620232008093668

**GRIPS Payment Detail**

GRIPS Payment ID:	020620232008093668	Payment Init. Date:	02/06/2023 14:01:06
Total Amount:	392225	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3241466911122	BRN Date:	02/06/2023 14:01:48
Payment Status:	Successful	Payment Init. From:	Department Portal

**Depositor Details**

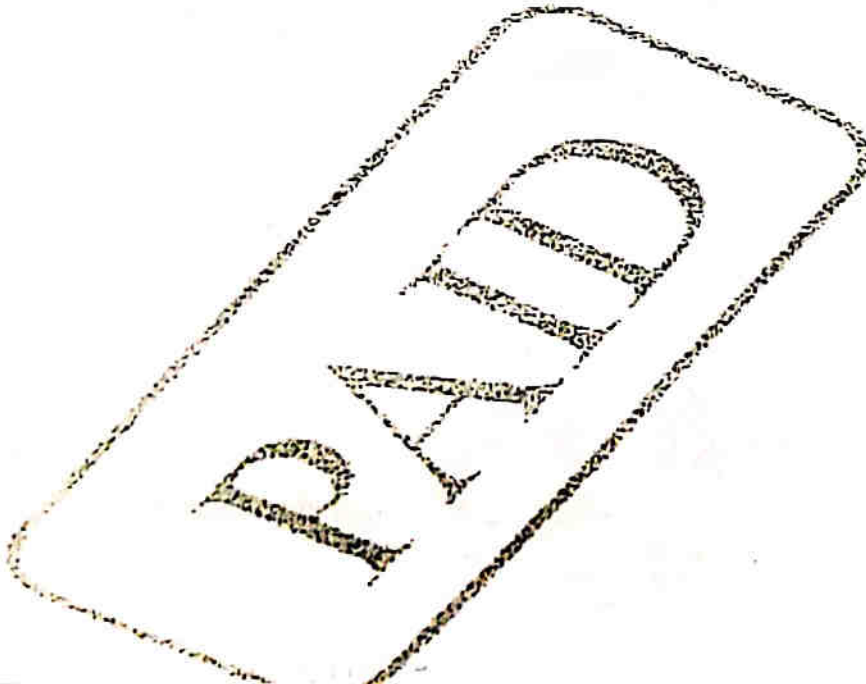
Depositor's Name: Mr Subhajit De Sarkar  
Mobile: 9330537977

**Payment(GRN) Details**

Sl.No	GRN	Department	Amount (₹)
1	192023240080936698	Directorate of Registration & Stamp Revenue	392225
<b>Total</b>			<b>392225</b>

**IN WORDS: THREE LAKH NINETY TWO THOUSAND TWO HUNDRED TWENTY FIVE ONLY.**

**DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**



08/06/2023 Query No:-06022001380570 / 2023 Deed No :- 080201983 / 2023. Document is digitally signed.



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



192023240080930088

**GRN Details**

GRN:	192023240080936698	Payment Mode:	SBI Epay
GRN Date:	02/06/2023 14:01:06	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	3241466911122	BRN Date:	02/06/2023 14:01:48
Gateway Ref ID:	872585405820206	Method:	Canara Bank NB
GRIPS Payment ID:	020620232008093668	Payment Init. Date:	02/06/2023 14:01:06
Payment Status:	Successful	Payment Ref. No:	2001380570/4/2023

[Query No\*/Query Year]

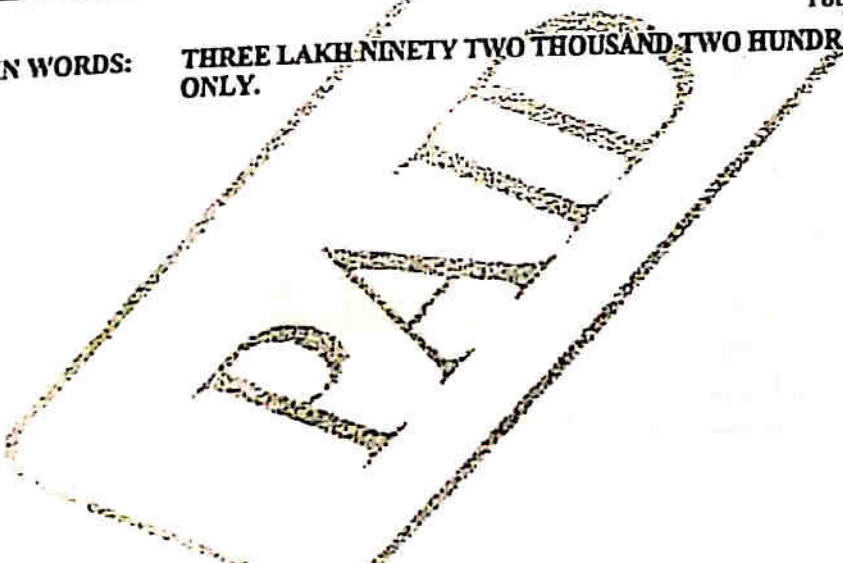
**Depositor Details**

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: 2001380570/4/2023  
Dept Ref ID/DRN: 2001380570/4/2023

**Payment Details**

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001380570/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	311060
2	2001380570/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	78024
3	2001380570/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	3141
			<b>Total</b>	<b>392225</b>

IN WORDS: **THREE LAKH NINETY TWO THOUSAND TWO HUNDRED TWENTY FIVE ONLY.**



08/06/2023 Query No:-06022001380570 / 2023 Deed No :- 060201883 / 2023, Document is digitally signed.

## Major Information of the Deed

Deed No :	I-0602-01983/2023	Date of Registration	08/06/2023
Query No / Year	0602-2001380570/2023	Office where deed is registered	
Query Date	30/05/2023 6:28:15 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. 71,00,000/-	Rs. 78,00,993/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,12,060/- (Article:23)	Rs. 78,056/- (Article:A(1), E, M(b), H)		
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 bye lane – Holding located on bye lane), Mouza: Chatra, JI No: 10, Pin Code : 712204

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3267 (RS :-)	LR-8748	Bastu	Bastu	3 Katha 2 Chatak 3 Sq Ft	22,00,000/-	22,52,998/-	Property is on Road
L2	LR-3279 (RS :-)	LR-1691/1	Bastu	Bastu	1 Chatak 17.5 Sq Ft	4,00,000/-	4,00,000/-	Property is on Road
L4	LR-3279 (RS :-)	LR-12678	Bastu	Bastu	1 Katha 5 Chatak 26 Sq Ft	9,00,000/-	9,70,999/-	Property is on Road
L5	LR-3279 (RS :-)	LR-609/9	Bastu	Bastu	8 Chatak	3,00,000/-	3,60,000/-	Property is on Road
L6	LR-3279 (RS :-)	LR-1691/1	Bastu	Bastu	8 Chatak	3,00,000/-	3,60,000/-	Property is on Road
L7	LR-3279 (RS :-)	LR-1991/7	Bastu	Bastu	8 Chatak	3,00,000/-	3,60,000/-	Property is on Road
L8	LR-3284 (RS :-)	LR-1691/7	Bastu	Bastu	1 Katha	7,00,000/-	7,19,999/-	Property is on Road
L9	LR-3284 (RS :-)	LR-276/4	Bastu	Bastu	15 Chatak 9 Sq Ft	6,00,000/-	6,83,999/-	Property is on Road
L10	LR-3279 (RS :-)	LR-1991/7	Bastu	Bastu	5 Chatak 1 Sq Ft	2,00,000/-	2,26,000/-	Property is on Road
<b>TOTAL :</b>					<b>14.0514Dec</b>	<b>59,00,000 /-</b>	<b>63,33,995 /-</b>	

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Chatra, Road Zone : (Holding located on bye lane – Holding located on bye lane), Mouza: Chatra, JI No: 10, Pin Code : 71204

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-3281 (RS :-)	LR-12678	Bastu	Bastu	2 Katha	11,90,000/-	14,39,998/-	Property is on Road
<b>Grand Total :</b>					<b>17.3514Dec</b>	<b>70,90,000 /-</b>	<b>77,73,993 /-</b>	

08/06/2023 Query No:-06022001380570 / 2023 Deed No :- I - 060201983 / 2023, Document is digitally signed.

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq FL	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>27,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Prasanta Sen (Presentant)</b>                      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</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>SKB AGENCIES PRIVATE LIMITED</b>                      No. 98, GNB Road, City:- , P.O:- Assam, P.S:-GORESWAR, District-Kamrup, Assam, India, PIN:- 781003 , PAN No.:: axxxxxx6h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Santanu Chattopadhyay</b>                      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)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Biman Bhattacharjee</b> 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 Challopadyay			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-5.16313 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-0.517917 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-0.452604 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-3.3 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-2.22521 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-0.825 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-0.825 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-0.825 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-1.65 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-1.5675 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



## and Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Chatra, Road Zone: (Holding located on bye lane – Holding located on bye lane), 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:- 3267, LR Khatian No:- 8748	Owner:প্রশান্ত সেন, Gurdian:শাল মোহন সেন, Address:নিজ , Classification:বান্ধ, Area:0.04400000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3279, LR Khatian No:- 1691/1	Owner:শৈলেন্দ্র নাথ কুণ্ডু, Gurdian:পার্বতী চরণ, Address:কুণ্ডু নিজ , Classification:বান্ধ, Area:0.02600000 Acre,	Shri Prasanta Sen
L4	LR Plot No:- 3279, LR Khatian No:- 12678	Owner:প্রশান্ত সেন, Gurdian:শালমোহন , Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Shri Prasanta Sen
L5	LR Plot No:- 3279, LR Khatian No:- 609/9	Owner:ভূষাড্ কান্তি কুণ্ডু, Gurdian:পার্বতী চরণ কুণ্ডু, Address:নিজ , Classification:বান্ধ, Area:0.03700000 Acre,	Shri Prasanta Sen
L6	LR Plot No:- 3279, LR Khatian No:- 1691/1	Owner:শৈলেন্দ্র নাথ কুণ্ডু, Gurdian:পার্বতী চরণ, Address:কুণ্ডু নিজ , Classification:বান্ধ, Area:0.02600000 Acre,	Shri Prasanta Sen
L7	LR Plot No:- 3279, LR Khatian No:- 1991/7	Owner:শৈলেন্দ্র নাথ কুণ্ডু, Gurdian:পার্বতী চরণ, Address:কুণ্ডু নিজ , Classification:বান্ধ, Area:0.02800000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3284, LR Khatian No:- 1691/7		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3284, LR Khatian No:- 276/4	Owner:কিশোরী মোহন কুণ্ডু, Gurdian:সর্বানী চরণ, Address: নিজ , Classification:বান্ধ, Area:0.01600000 Acre,	Shri Prasanta Sen
L10	LR Plot No:- 3279, LR Khatian No:- 1991/7	Owner:শৈলেন্দ্র নাথ কুণ্ডু, Gurdian:পার্বতী চরণ, Address:কুণ্ডু নিজ , Classification:বান্ধ, Area:0.02800000 Acre,	Shri Prasanta Sen

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Chatra, Road Zone: (Holding located on bye lane – Holding located on bye lane), Mouza: Chatra, JI No: 10, Pin Code : 71204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 3281, LR Khatian No:- 12678	Owner:প্রশান্ত সেন, Gurdian:শালমোহন , Address:নিজ , Classification:তিটি, Area:0.03300000 Acre,	Shri Prasanta Sen

On 02-06-2023

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

Presented for registration at 22:20 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 78,00,993/-

**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 78,056.00/- ( A(1) = Rs 78,010.00/- ,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 78,024/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 2:01PM with Govt. Ref. No: 192023240080936698 on 02-06-2023, Amount Rs: 78,024/-, Bank: SBI EPay ( SBlePay), Ref. No. 3241466911122 on 02-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,12,060/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 3,11,060/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 5007, 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 2:01PM with Govt. Ref. No: 192023240080936698 on 02-06-2023, Amount Rs: 3,11,060/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3241466911122 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**

08/06/2023 Query No:-00022001380570 / 2023 Deed No :- 000201003 / 2023, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2023, Page from 39301 to 39335  
being No 060201983 for the year 2023.



Digitally signed by SWATI DE  
Date: 2023.06.08 15:25:19 +05:30  
Reason: Digital Signing of Deed.

*De*

(Swati De) 2023/06/08 03:25:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
West Bengal.

**(This document is digitally signed.)**

08/06/2023 Query No:-06022001380570 / 2023 Deed No :1 - 060201983 / 2023, Document is digitally signed.