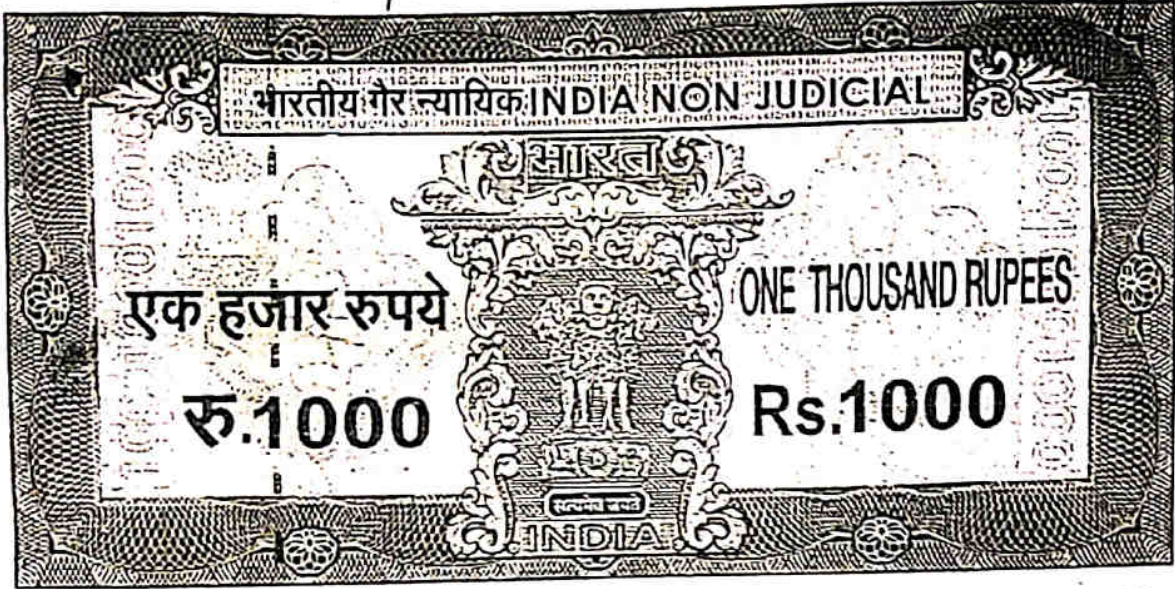


1971/23.

J-1985/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 006413

10.10 P.M.
02/6/23

Q-2-1380407/23
V.C.No-206/23

DEED OF SALE

THIS DEED OF SALE is made on this...2nd... day of
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. - Scramapore,
Dist - Hooghly, Pin - 712203, (W.B.),**

Contd....p/02

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

SKB AGENCIES PVT. LTD.

Chattopadhyay

De
District Sub-Registrar-II
Hooghly
08/06/2023

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 : 0103052306026220
Fees(INR) : Rs. 198
Payment Status : Successful
Payment Mode : Online Payment
Name of the Applicant : Mr. Subhajit Desarkar
Transaction Date & Time : 30/06/2023 20:02:27
Address : Serampore

For any query please contact your nearest Kiosk operator.

(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 "PURCHASERS" (which term or expression shall unless repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS ALL THAT piece and parcel of Pond measuring 02 (Two) Cottah 01 (One) Sq. ft. lying and situated at Mouza- Chatra, J.L. No. - 10, comprised in R.S. Dag No. 3533 under R.S. Khatian No. 1617 and 1618 corresponding to L.R. Dag No. 3280 under L.R. Khatian No. 8748 being municipal holding No. 468(306) G.T. Road, within ambit of Baidyabati Municipality under P.S. & A.D.S.R. office Serampore, Dist. - Hooghly, morefully described in the schedule below as subject matter of the Deed of Sale.

Contd....p/03

SKB AGENCIES PVT. LTD.

Santanu Chattopadhyay

Director, SKB AGENCIES PRIVATE LIMITED, Guwahati
Deed No: I - 060201985 / 2023. Document is digitally signed.

Page 3 of 24



5009

2023/31 MAY

S.K.B Agencies Pvt. Ltd. Director:- Santanu Chakraborty
GMB Road, Guwahati 781003

১০০০ টাকায়
১০০০ টাকায়
১০০০ টাকায়
১০০০ টাকায়

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District Sub-Registrar-II
Hooghly

02 JUN 2023

(3)

AND WHEREAS the schedule mentioned property together with other properties originally owned and possessed by Sailendra Kundu alias Sailendra Nath Kundu, Susar Kanti Kundu, Tusar Kanti Kundu and were in joint khas possession of the said property.

AND WHEREAS said Sailendra Kundu alias Sailendra Nath Kundu, Susar Kanti Kundu, Tusar Kanti Kundu while in actual khas possession of the schedule mentioned property along with others immovable property Tusar Kanti Kundu died leaving behind his widow Smt. Rai Kishori Kundu, son Pradip Kundu, Daughter Smt. Kakoli Kundu as his legal heirs and Smt. Rai Kishori Kundu, Sri Pradip Kundu, Smt. Kakoli Kundu became the joint co-owners of the schedule mentioned property along with others immovable property according Hindu Succession Act.

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 along with others immovable property transferred sold and conveyed the Schedule mentioned property to Sri Sankarmoni Ghosh & Smt. Gargi Ghosh the by virtue of Sale Deed bearing Book No. I, Volume No. 92 written on the pages from 61 to 72 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.

AND WHEREAS said Sri Sankarmoni Ghosh & Smt Gargi Ghosh while in actual khas possession of the schedule mentioned property along with others immovable property transferred sold and conveyed the

Contd....p/04

SKB AGENCIES PVT. LTD.

Chittaranjan

Director / Authorised Signatory
08/06/2023 Query No. 06022001380407 / 2023 Deed No : 1 - 060201985 / 2023, Document is digitally signed.

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J
District Sub-Registrar-II
Hooghly

02 JUN 2023

(4)

schedule mentioned property to Mr. Prasanta sen & Mrs Jaya Sen by virtue of a sale deed bearing Book No. I , Vol No. 04 written on the pages from 4631 to 4646 bearing Deed No. 2317of 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 along with others immomavable property gift his undivided half share to his wife Mrs Jaya Sen by virtue of a sale Deed beraing Book No. I , Vol No. 11 , written on the pages feom 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 said Jaya Sen while in actual khas possession of the schedule property she gifted the same to the present Vendor Prasanta Sen by virtue of one registered deed of gift being No. 662 for the year 2017 and after acquisition of the schedule property. The present Vendor has duly mutated his name before L.R. record and Municipality and has been possessing the schedule mentioned property by making payment of tax and ground rent before the concern authority an regular basis.

AND WHEREAS the present Owner/Vendor has decided to sell out the schedule property at a total consideration price of **Rs. 6,00,000/- (Rupees Six Lakhs)** only and the Purchaser has also agreed to purchase the schedule property at a consideration price of **Rs. 6,00,000/- (Rupees Six Lakhs)** only.

NOW THIS INDENTURE WITNESSETH and in pursuance of the Agreement and in consideration of the said sum of **Rs. 6,00,000/- (Rupees Six Lakhs)** only, paid by Purchaser to the Owner/Vendor in the

Contd....p/05

SKB AGENCIES PVT. LTD.

Chetanya Jay

(5)

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, 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

SKB

Contd....p/06

SKB AGENCIES PVT. LTD.

Shri Pradyay



(6)

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 :-

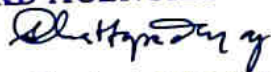
a). That notwithstanding any act, deed, matter or thing by the Owner/Vendor done, committed or knowingly or suffered to the contrary, the Owner /Vendor is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property, benefits and rights 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

Contd....p/07

SKB AGENCIES PVT. LTD.



Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :I - 060201988 / 2023, Document is digitally signed.



(7)

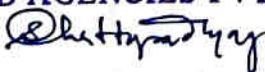
as aforesaid the Owner/Vendor hath now themselves has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure his property, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchaser in the manner 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 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

Contd....p/08


SKB AGENCIES PVT. LTD.



Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :- 060201085 / 2023, Document is digitally signed.



(8)

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 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 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.

Contd....p/09

SKB AGENCIES PVT. LTD.

Chetana Day

Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :- 060201985 / 2023, Document is digitally signed.

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(9)

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 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

Contd....p/10

SKB
SKB AGENCIES PVT. LTD.

Chatterjee

Director / Authorised Signatory

08/06/2023 Query No: 06022001380407 / 2023 Deed No : 1 - 060201985 / 2023, Document is digitally signed.



(10)

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 "POND" and is being used for residential purpose 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 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,

Contd....p/11

SKB AGENCIES PVT. LTD.

Chatterjee

Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :- 060201985 / 2023, Document is digitally signed.

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(11)

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.

1). 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.

SCHEDULE PROPERTY

ALL THAT piece and parcel of Pond measuring 02 (Two) Cottah 01 (One) Sq. ft. lying and situated at Mouza- Chatra, J.L. No. -10, comprised in R.S. Dag No. 3533 under R.S. Khatian No. 1617 and 1618 corresponding to L.R. Dag No. 3280 under L.R. Khatian No. 8748 being municipal holding No. 468(306) G.T. Road, within ambit of Baidyabati Municipality under P.S. & A.D.S.R. office Serampore, Dist. - Hooghly.

The Purchaser shall not change the nature & character of schedule property without permission of concern authority.

The Entire Property of is butted and bounded by:-

On the North:- Others Property.

On the South:- Kalitala Lanc.

Contd....p/12

SKB AGENCIES PVT. LTD.

Chittyrudhyan

08/06/2023 Query No: 06022001380407 / 2023 Deed No :1 - 060201985 / 2023, Document is digitally signed.

(12)

On the East:- Others Property.

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) *Binnu Bhattacharya*
Area Court

2) *Ranajit Khanda*
Senampare, Hooqul

Ranajit Sen

SIGNATURE OF THE OWNER/ VENDOR

SKB AGENCIES PVT. LTD.

Shal Prasad

Director / Authorised Signatory

SIGNATURE OF THE PURCHASER

Contd....p/13

SKB AGENCIES PVT. LTD.

Shal Prasad

Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :- 060201985 / 2023, Document is digitally signed.

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(13)

MEMO OF CONSIDERATION

**RECEIVED a sum of Rs. 6,00,000/- (Rupees Six Lakhs) only. FROM
THE ABOVE NAMED PURCHASER.**

Date	Name of Bank	Cheque No	Amount(Rs.)
02.06.2023	R.B.L. BANK	531066	6,00,000/-

Total = Rs. 6,00,000/- (Rupees Six Lakhs) only.

WITNESSES :

1) *Biman Bhattacharya*
Scribble Court

2) Ranjit Khairdar.
Serampore, Hooghly.

Prasanta Sen

SIGNATURE OF THE OWNER/ VENDOR

Drafted by me :-

Subhajit De Sarkar

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

Sub
Typed By, Serampore Court

SKB AGENCIES PVT. LTD.

Chhaya
Director / Authorised Signatory

08/06/2023 Query No:-06022001380407 / 2023 Deed No :1 - 060201985 / 2023, Document is digitally signed.



FINGER PRINT OF BOTH HANDS



PHOTO

Pranav 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

Chaitanya

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.

Chaitanya



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 06022001380407/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI 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> 02/06/2023
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 PRIVATE LIMITED]			<i>Santanu Chattopadhyay</i> 02/06/2023
SI 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> 02/06/2023

607

608

609

(Swati De)

District Sub-Registrar-II
Hooghly

Query No-06022001380407/2023, 06022001380407/2023

SKB AGENCIES PVT. LTD.

Santanu Chattopadhyay

Authorized Signatory

06022023 Query No:-06022001380407 / 2023 Deed No :- 060201985 / 2023, Document is digitally signed.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020620232008100721

GRIPS Payment Detail

GRIPS Payment ID:	020620232008100721	Payment Init. Date:	02/06/2023 14:32:23
Total Amount:	35720	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6035668453832	BRN Date:	02/06/2023 14:33:00
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	192023240081007228	Directorate of Registration & Stamp Revenue	35720.
Total			35720

IN WORDS: THIRTY FIVE THOUSAND SEVEN HUNDRED TWENTY ONLY.

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



08/06/2023 Query No:-06022001380407 / 2023 Deed No :- 060201885 / 2023. Document is digitally signed.



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



192023240081007228

GRN Details:

GRN: 192023240081007228 Payment Mode: SBI Epay
GRN Date: 02/06/2023 14:32:23 Bank/Gateway: SBIPay Payment Gateway
BRN : 6035668453832 BRN Date: 02/06/2023 14:33:00
Gateway Ref ID: IGAPRDYPT0 Method: State Bank of India NB
GRIPS Payment ID: 020620232008100721 Payment Init. Date: 02/06/2023 14:32:23
Payment Status: Successful Payment Ref. No: 2001380407/4/2023
(Query No*/Query Year)

Depositor Details:

Depositor's Name: Mr Subhajit De Sarkar
Address: Scramporc
Mobile: 9330537977
Period From (dd/mm/yyyy): 02/06/2023
Period To (dd/mm/yyyy): 02/06/2023
Payment Ref ID: 2001380407/4/2023
Dept Ref ID/DRN: 2001380407/4/2023

Payment Details:

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001380407/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	27840 ✓
2	2001380407/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	7219 ✓
3	2001380407/4/2023	Mutation/Conversion-Receipt	0029-00-800-028-27	661 ✓
			Total	35720

IN WORDS: THIRTY FIVE THOUSAND SEVEN HUNDRED TWENTY ONLY.

02/06/2023 Query No: 0206202320081007 / 2023 Deed No :- 060201985 / 2023, Document is digitally signed.

02/06/2023 Query No: 0206202320081007 / 2023 Deed No :- 060201985 / 2023



Major Information of the Deed

Deed No :	I-0602-01985/2023	Date of Registration	08/06/2023
Query No / Year	0602-2001380407/2023	Office where deed is registered	
Query Date	30/05/2023 5:11:40 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. 6,00,000/-	Rs. 7,20,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,840/- (Article:23)	Rs. 7,251/- (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 bye lane – Holding located on bye lane) , 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-3280 (RS :-3533)	LR-8748	Pukur	Pukur	2 Katha 1 Sq Ft	6,00,000/-	7,20,500/-	Property is on Road
Grand Total :					3.3023Dec	6,00,000 /-	7,20,500 /-	

Seller Details :

Sl 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 , Admltted by: Self, Date of Admlssion: 02/06/2023 ,Place : Pvt. Residence

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Buyer Details :

Sl 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 Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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

Sl.No	From	To. with area (Name-Area)
1	Shri Prasanta Sen	SKB AGENCIES PRIVATE LIMITED-3.30229 Dec

Land 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:- 3280, LR Khatian No:- 8748	Owner:প্রশান্ত সেন, Gurdian:নাল মোহন সেন, Address:নিজ , Classification:বারু, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

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Endorsement For Deed Number : I - 060201985 / 2023

On 02-06-2023

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

Presented for registration at 22:10 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 7,20,500/-

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

Identified 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

Identified 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 7,251.00/- (A(1) = Rs 7,205.00/- ,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 7,219/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 2:33PM with Govt. Ref. No: 192023240081007228 on 02-06-2023, Amount Rs: 7,219/-, Bank: SBI EPay (SBlEPay), Ref. No. 6035668453832 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. 28,840/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 27,840/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5009, 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 2:33PM with Govt. Ref. No: 192023240081007228 on 02-06-2023, Amount Rs: 27,840/-, Bank: SBI EPay (SBlePay), Ref. No. 6035668453832 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

Rs
ertificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0602-2023, Page from 39363 to 39386
being No 060201985 for the year 2023.



Digitally signed by SWATI DE
Date: 2023.06.08 15:33:55 +05:30
Reason: Digital Signing of Deed.

De

(Swati De) 2023/06/08 03:33:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
West Bengal.

(This document is digitally signed.)

08/06/2023 Query No:-06022001380407 / 2023 Deed No :I - 060201985 / 2023, Document is digitally signed.

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