



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

19AA 722428

[Handwritten signature]
 8/2/16
 48754/11

I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
 Sonarpur, South 24 Parganas



THIS SALE DEED made this 08TH day of February 2016

BETWEEN

(1) SAILENDRA NATH BISWAS also known as SAILEN BISWAS (not an Income Tax assessee) and (2) SUNIL CHANDRA BISWAS also known as SUNIL BISWAS (not an Income Tax assessee) both sons of Abhilash Biswas by faith Hindu by Nationality Indian residing at Jayenpur, Biswas Para , P S Sonarpur, P O Dingalpota, Banhooghly -1 Gram Panchayat in the District of South 24-Parganas hereinafter

[Handwritten signature]
 সুনীল বিস্বাস সুনীল চন্দ্র বিস্বাস
 সুনীল বিস্বাস ৩৩২৩
 সুনীল বিস্বাস

95393

28 DEC 2015

No. _____
 Date: 28 DEC 2015
 Address: P. K. JHUNJHUNWALA
 ADVOCATE
 7C, KIRAN SHANKAR ROY ROAD,
 KOLKATA-700 001
ANJUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

28 DEC 2015

श्रीकांत प्रसाद यादव
श्रीकांत प्रसाद

 273

श्रीकांत प्रसाद यादव
श्रीकांत प्रसाद



श्रीमती लक्ष्मी किरण
श्रीमती लक्ष्मी किरण

274

Adul. Dist. Sub-Registrar
 8 FEB 2016
 Sonarpur, South 24 Pgs.

 266

शंकर प्रसाद यादव

Shankar Dayal Singh
 Shri Late Ishwar Dayal Singh
 109, Sucheta Nagar,
 P.O. Hattu, P.S. Kasba
 Kol- 700076.
 o/c - Service

Adul. Dist. Sub-Registrar
 8 FEB 2016
 Sonarpur, South 24 Pgs.

collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

SANWARIA APARTMENTS PRIVATE LIMITED (having Income Tax Permanent Account no.AASCS9236R) a company incorporated under the Companies Act, 1956 and having its registered offices at 131 Park Street, P.O. Park Street P.S. Park Street, Kolkata-700017 and represented by its Authorised Signatory Sri Tarkeshwar Upadhyay son of Late Awadh Bihari Upadhyay ,residing at 4, Taitala Lane, Kolkata-700014, hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

A. One Bansidhar Biswas son of late Pashupati Biswas was seized and possessed of or otherwise well and sufficiently entitled to land measuring about 1 (one) decimal equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held by him in L R Khatian no.440 comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in Part I of the Schedule hereunder and his name was duly recorded in the Record of Rights as raiyat of the said land.

B. One Abhilash Biswas also son of the said late Pashupati Biswas was seized and possessed of or otherwise well and sufficiently entitled to land measuring about 1 (one) decimal equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held by him in L R Khatian no.20 comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in

শ্রীমান বিষ্ণুনাথ শ্রীমান চন্দ্রকিশোর গুপ্তা
 শ্রীমান বিষ্ণুনাথ বিশ্বাস গুপ্তা
 শ্রীমান বিশ্বাস



Part II of the Schedule hereunder and his name was duly recorded in the Record of Rights as raiyat of the said land.

C. One Smt. Harimati Biswas wife of the said late Pashupati Biswas was seized and possessed of or otherwise well and sufficiently entitled to land measuring about 2 (two) decimals equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held by him in L R Khatian no.729 comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in Part III of the Schedule hereunder and his name was duly recorded in the Record of Rights as raiyat of the said land.

D. By a Bengali Kobala dated 15 Baisak 1396 B S corresponding to 28 April 1989 and duly registered in the office of ADSR Sonarpur, South 24-Parganas in Book no. 1, Volume no. 52, at pages 53 to 59 and being Deed no. 2615 for the year 1989 the said Bansidhar Biswas, Abhilash Biswas and Smt. Harimati Biswas duly sold, transferred and conveyed, amongst other lands their entire share in R S Dag no. 344 corresponding to L R Dag no. 357 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas to the Vendors herein at the price and on the terms and conditions stated in the said Bengali Kobala.

E. By reason of the aforesaid, the Vendors are thus now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT pieces or parcels of land measuring about 4 (four) decimals equivalent to undivided 0.3333% share of the total land of 14 decimals more or less and held by them in L R Khatian nos.440, 20 & 729 respectively and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in Parts I, II and III of the Schedule hereunder and hereinafter collectively referred to as "the said Land".

F. The Vendors have represented to the Purchaser that -

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সৈয়দুল্লাহ কায়সার
সৈয়দুল্লাহ কায়সার



(a) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring about 4 decimals equivalent to undivided 0.3333% share of the total land of 14 decimals more or less and held by them in L R Khatian nos.440, 20 & 729 respectively and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".

(b) The said Land is free from all charges, encumbrances, liens, lispendens and attachments whatsoever and the Vendors are in vacant possession thereof.

(c) The Vendors have not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.

(d) There is no impediment in the Vendors selling or transferring the said Land to the Purchaser.

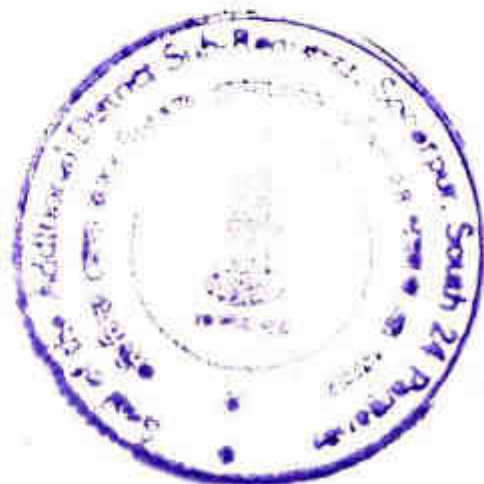
G. Relying on the representations of the Vendors, the Purchaser has agreed to purchase and the Vendors have agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.2,79,972/- Rupees Two lacs seventy nine thousand nine hundred seventy two only).

H. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs.2,79,972/- Rupees Two lacs seventy nine thousand nine hundred seventy two only)

शुभानन्द सिन्हा शुभानन्द हुकु सिन्हा ३/१/२०
 (कानून व्यवसायी)
 (कानून व्यवसायी)



of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors do and both of them doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendors doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring about 4 decimals equivalent to undivided 0.3333% share of the total land of 14 decimals more or less and held by them in L R Khatian nos.440, 20 & 729 respectively and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in the Schedule hereunder and herein referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds ways paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Land or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors unto and upon the said Land and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Vendors irrevocably to appear before any Officer of the Land Reforms authority or Gram Panchayat or municipality and/or any other authority concerning the said Land for the purpose of mutation of the name of the Purchaser in the records of the Gram Panchayat or municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and

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 अनील कुमार अनील कुमार अनील कुमार अ.ग.र.०
 अनील कुमार अनील कुमार अनील कुमार अ.ग.र.०



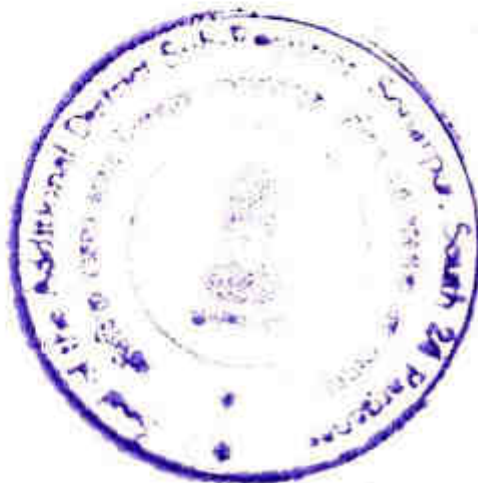
represent the Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors themselves could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispendens whatsoever absolutely and forever.

2. The Vendors do and each of them doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendors done committed or knowingly permitted or suffered to the contrary the Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendors have now a good rightful power and lawful and absolute authority by these presents to grant transfer convey sell assign and assure unto the Purchaser the said Land absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b) The Vendors have delivered quiet, vacant and peaceful possession of the said Land to the Purchaser and the Purchaser shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Land and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for her.

अनील किशोर अनील हनु किशोर उ.रा.रु
 सौ.मन.रा.श.वि.श.उ.रा.रु
 सौ.मन.रा.श.वि.श.उ.रा.रु



c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.

d) Neither the Vendors nor any person claiming through them has any right of passage or easement of any kind whatsoever over the said Land or any part or portion thereof and the Purchaser shall be at liberty to construct and erect a boundary wall on the outer periphery of the said Land without any obstruction or interference whatsoever by the Vendors or any person claiming through them.

e) The said Land is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Land or any part thereof under the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.

f) The Vendors and all persons having lawfully or equitably claiming any estate right title interest use trust claim and demand whatsoever of into or upon or out of the said Land under or in trust for them shall and will from time to time and at all times

अनन्त विभाजन अन्तर्गत विभाजन
 १. अन्तर्गत विभाजन अन्तर्गत विभाजन
 २. अन्तर्गत विभाजन अन्तर्गत विभाजन



hereinafter upon every reasonable request and at the cost of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Land unto and to the benefit of the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require.

(g) The Vendors have represented the Purchaser that the original Bengali Kobala dated 28 March 1989, recited hereinabove relates to other lands also and the Vendors covenant with the Purchaser that the Vendors shall, from to time and upon every reasonable request and at the cost and expenses of the Purchaser, produce or cause to be produced before any Court of law, arbitrator or any other authority as may be directed by the Purchaser or before the Purchaser or any agent or any person authorised by the Purchaser the said original title deed and all other original title deeds of the said Land for examination and inspection of the Purchaser and also to make and furnish true or attested copies or photocopies or extracts or abstracts of the said original title deeds as may be required by the Purchaser and shall, at all times hereafter keep the said original title deeds saved, unobliterated and uncancelled.

(h) The Vendors have paid and/or shall be liable to pay land revenue, municipal tax/ panchayat tax and all other outgoings in respect of the said Land upto the Bengali Year 1422 and shall keep the Purchaser saved, indemnified and harmless therefrom.

(i) The Purchaser shall pay the land revenue, municipal tax/ panchayat tax and all other outgoings in respect of the said Land on and from the Bengali Year 1422 and shall keep the Vendors saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)
PART I

ALL THAT pieces or parcels of land measuring about 1 (one) decimal equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held in L R

শ্রীমতী বিষ্ণুমাণ্ডলী শ্রীমতী কৃষ্ণা বিষ্ণুমাণ্ডলী
শ্রীমতী শশি/শ্রীমতী শ্রীমতী
শ্রীমতী চিত্তাঙ্গ

Khatian no.440 presently recorded in the L R Record of Rights in the name of Bansidhar Biswas comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, J L no. 66, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas.

PART II

ALL THAT pieces or parcels of land measuring about 1(one) decimal equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held in L R Khatian no.20 presently recorded in the L R Record of Rights in the name of Abhilash Biswas comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, J L no. 66, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas.

PART III

ALL THAT pieces or parcels of land measuring about 2 (two) decimals equivalent to undivided 0.1111% share of the total land of 14 decimals more or less and held in L R Khatian no.729 presently recorded in the L R Record of Rights in the name of Smt..Harimati Biswas comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, J L no. 66, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas.

On the North	:	R.S. Dag No. 345
On the East	:	R.S. Dag No. 342
On the South	:	R.S. Dag No. 337
On the West	:	R.S. Dag No. 324












And the said L R Dag no. 357 corresponding to R S Dag no. 344 is identified in

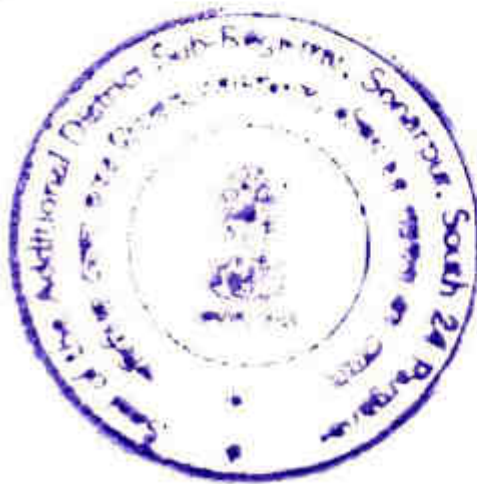
স্বাক্ষরিত করিয়াছেন স্বাক্ষরিত করিয়াছেন ৩.১২.২০
 কৈলেশ চন্দ্র বিশ্বাস
 কৈলেশ চন্দ্র বিশ্বাস



Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : AASCS9236R									
			NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its Authorised Signatory Sri Tarkeshwar Upadhyay									
		<i>Tarkeshwar upadhyay</i>										
								Little	Ring	Middle	Fore	Thumb
			Left Hand									
			Thumb	Fore	Middle	Ring	Little					
Right Hand												



PLAN SHOWING LOCATION OF L.R. DAG NO- 357, CORRESPONDING TO RS DAG NO- 344, IN J.L. NO- 66 , MOUZA-JAYANPUR , P.S. - SONARPUR , WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS



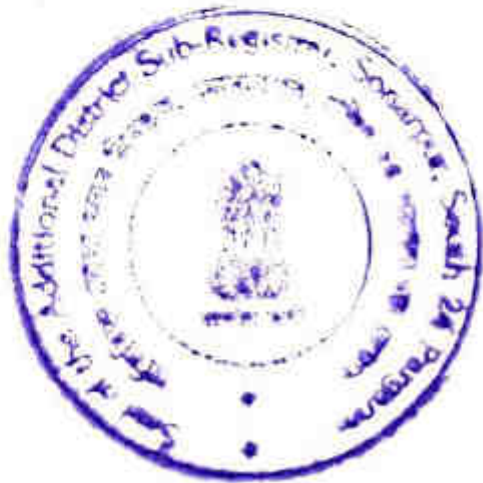
SCALE 1" = 180'-00"

LAND SHOWN BY RED COLOUR:

Sanwaria Apartments Private Limited
Pankaj Kumar Upadhyay
 Authorised Signatory / Director

সোনারপুর পঞ্চায়ত
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত







Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1608000100/2016	Date of Application	08/02/2016
Query No / Year	16081000048754/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Sankar Dayal Singh		
Stampduty Payable	Rs.33,353/-		
Registration Fees Payable	Rs.7,340/-		
Applicant Name of the Visit Commission	Mr M Hossain		
Applicant Address	sonarpur		
Place of Commission	jayenpur		
Expected Date and Time of Commission	08/02/2016 5:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			

Query No:-16081000048754/2016, 08/02/2016 02:42:28 PM SONARPUR (A.D.S.R.)







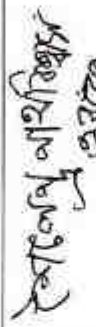


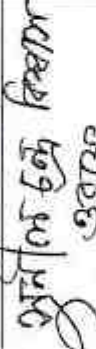
Government of West Bengal

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

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

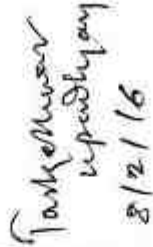

Signature / LTI Sheet of Query No/Year 16081000048754/2016

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	Mr Sailendra Nath Biswas Alias Mr Sailen Biswas Jayenpur, Biswas Para, P.O:- Dingalpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			 8/2/16
2	Mr Sunil Chandra Biswas Alias Mr Sunil Biswas Jayenpur, Biswas Para, P.O:- Dingalpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			 8/2/16



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
3	Mr Tarkeshwar Upadhyay 4, Taltala Lane, P.O:- Taltala, P.S:- Taltola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700014	Representative of Buyer [Sanwaria Apartments Private Limited]			 8/2/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sankar Dayal Singh Son of Late Ishwar Dayal Singh 109, Suchita Nagar, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Mr Sailendra Nath Biswas, Mr Sunil Chandra Biswas, Mr Tarkeshwar Upadhyay		 8/2/16	

(Prasanta Mukhopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SONARPUR
 South 24-Parganas, West
 Bengal



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

GRN: 19-201516-003264148-1

Payment Mode Online Payment

GRN Date: 06/02/2016 18:45:01

Bank : State Bank of India

BRN : IKA3025058

BRN Date: 06/02/2016 18:53:26

DEPOSITOR'S DETAILS

Id No. : 16081000048754/4/2016

[Query No./Query Year]

Name : SANWARIA APARTMENTS PVT LTD

Contact No. : Mobile No. : +91 9830020301

E-mail :

Address : 131, PARK STREET, KOLKATA 17

Applicant Name : Mr Sankar Dayal Singh

Office Name :

Office Address :

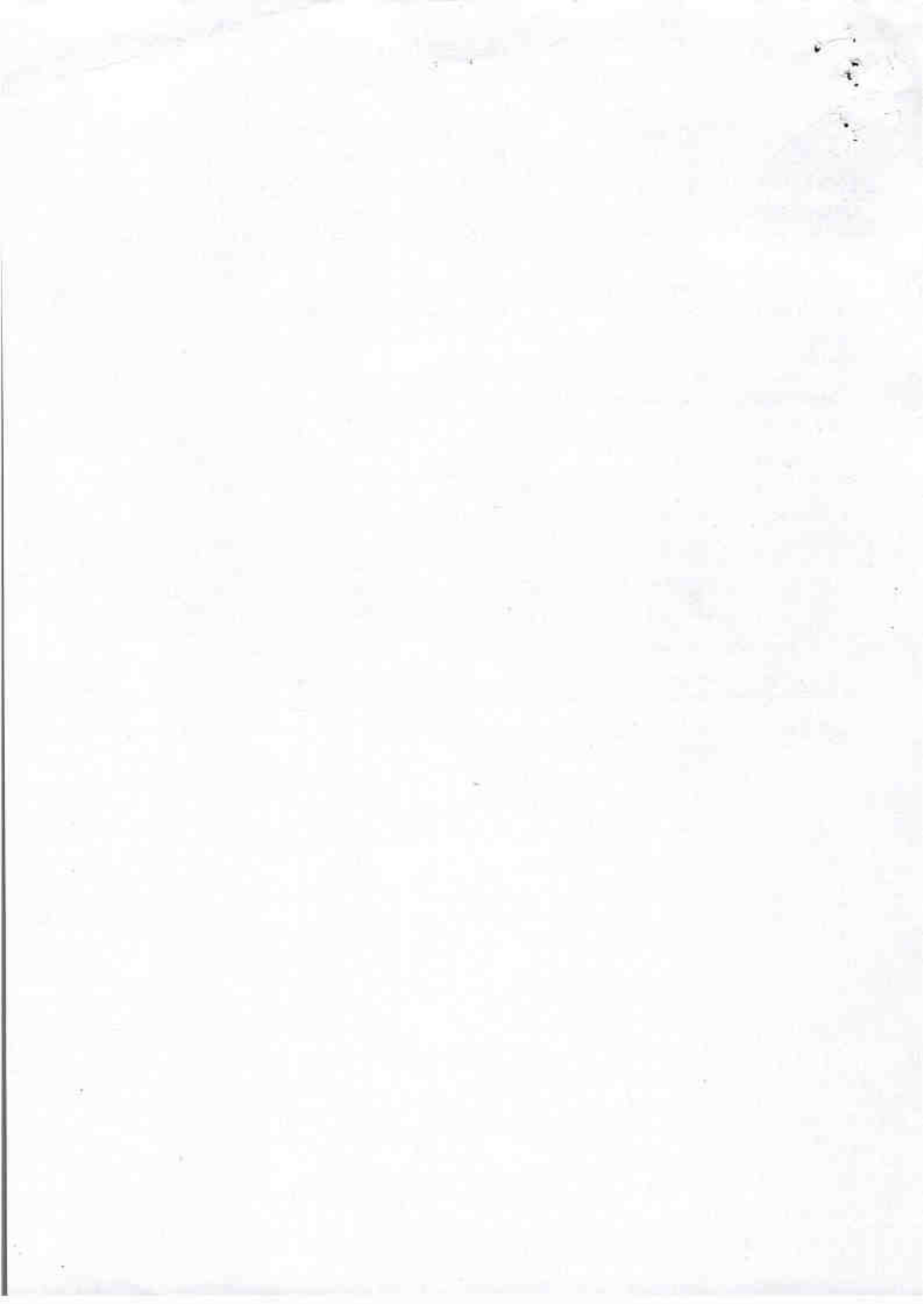
Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16081000048754/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	7340
2	16081000048754/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	33353
			Total	40693

In Words : Rupees Forty Thousand Six Hundred Ninety Three only



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Sailendra Nath Biswas (Alias Name: Mr Sailen Biswas) Son of Mr Abhilash Biswas Jayenpur, Biswas Para, P.O:- Dingalpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Sailendra Nath Biswas (Alias: Mr Sailen Biswas) Son of Mr Abhilash Biswas Jayenpur, Biswas Para, P.O:- Dingalpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Individual; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence
2	Mr Sunil Chandra Biswas (Alias: Mr Sunil Biswas) Son of Mr Abhilash Biswas Jayenpur, Biswas Para, P.O:- Dingalpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Individual; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Sanwaria Apartments Private Limited 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AASCS9236R,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Tarkeshwar Upadhyay 4, Taltala Lane, P.O:- Taltala, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sankar Dayal Singh Son of Late Ishwar Dayal Singh 109, Suchita Nagar, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Sailendra Nath Biswas, Mr Sunil Chandra Biswas, Mr Tarkeshwar Upadhyay	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Jayenpur	LR Plot No:- 357 , LR Khatian No:- 440	4 Dec	2,79,972/-	6,66,668/-	Proposed Use: Bastu, ROR: Shall

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Sailendra Nath Biswas	Sanwaria Apartments Private Limited	2	50
	Mr Sunil Chandra Biswas	Sanwaria Apartments Private Limited	2	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	



Details of the applicant who has submitted the requisition form	
Applicant's Name	Sankar Dayal Singh
Address	109, Suchita Nagar, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700078
Applicant's Status	Others



Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 160800721 / 2016

Query No/Year	16081000048754/2016	Serial no/Year	1608000751 / 2016
Deed No/Year	I - 160800721 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sailendra Nath Biswas	Presented At	Private Residence
Date of Execution	08-02-2016	Date of Presentation	08-02-2016

Remarks

On 05/02/2016

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 6,66,668/-



(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 08/02/2016

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

Presented for registration at 18:00 hrs on : 08/02/2016, at the Private residence by Mr Sailendra Nath Biswas Alias Mr Sailen Biswas, one of the Executants.

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

Execution is admitted on 08/02/2016 by

Mr Sailendra Nath Biswas, Alias Mr Sailen Biswas, Son of Mr Abhilash Biswas, Jayenpur, Biswas Para, P.O: Dingalpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, By caste Hindu, By Profession Others

Indetified by Mr Sankar Dayal Singh, Son of Late Ishwar Dayal Singh, 109, Suchita Nagar, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business

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

Execution is admitted on 08/02/2016 by

Mr Sunil Chandra Biswas, Alias Mr Sunil Biswas, Son of Mr Abhilash Biswas, Jayenpur, Biswas Para, P.O: Dingalpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, By caste Hindu, By Profession Others

Indetified by Mr Sankar Dayal Singh, Son of Late Ishwar Dayal Singh, 109, Suchita Nagar, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business



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

Execution is admitted on 08/02/2016 by

Mr Tarkeshwar Upadhyay Authorised signatory, Sanwaria Apartments Private Limited, 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr Tarkeshwar Upadhyay, Son of Late Awadh Bihari Upadhyay, 4, Taltala Lane, P.O: Taltala, Thana: Taltola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Service Identified by Mr Sankar Dayal Singh, Son of Late Ishwar Dayal Singh, 109, Suchita Nagar, P.O: Haltu, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business



(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 11/02/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,340/- (A(1) = Rs 7,326/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,340/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 7,340/- is paid, by online on 06/02/2016 6:53PM with Govt. Ref. No. 192015160032641481 on 06-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3025058 on 06/02/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,353/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 33,353/- is paid, by online on 06/02/2016 6:53PM with Govt. Ref. No. 192015160032641481 on 06-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3025058 on 06/02/2016, Head of Account 0030-02-103-003-02

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

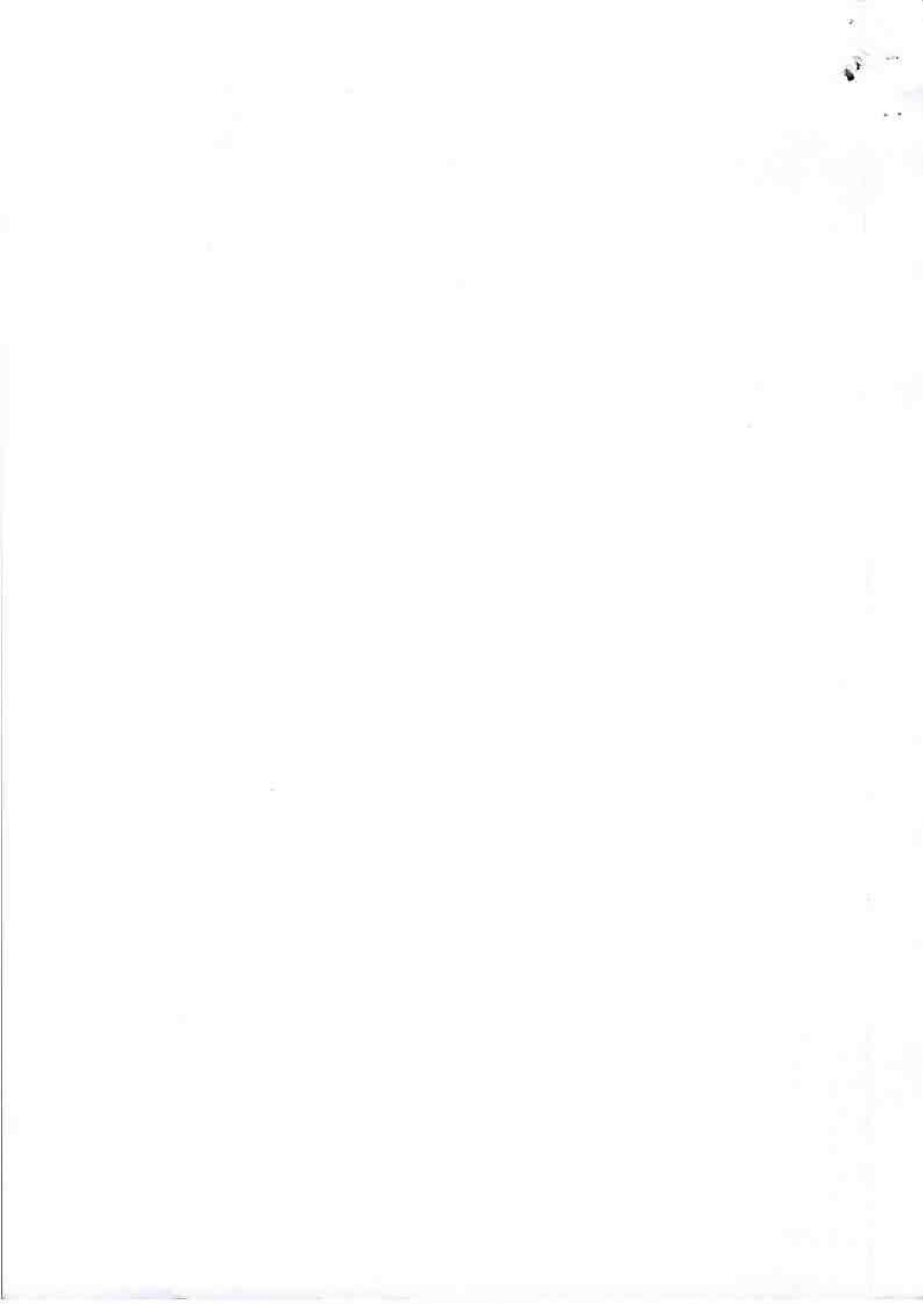
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



(Prasanta Mukhopadhyay)



ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2016, Page from 18239 to 18274

being No 160800721 for the year 2016.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.02.16 16:49:52 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 16/02/2016 16:49:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

the map or plan attached hereto and bordered in red colour therein.

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

SIGNED AND DELIVERED by the
withinnamed Vendors at Kolkata

Jhunjhunwala Apartments Private Limited

Pankaj Kumar Upadhyay
Authorised Signatory / Director

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

সৈলেন্দ্র নাথ বিস্বাস
সৈলেন্দ্র বিস্বাস

(SAILENDRA NATH BISWAS alias)
(SAILEN BISWAS)

সুনীল চন্দ্র বিস্বাস
সুনীল চন্দ্র বিস্বাস

(SUMIL CHANDRA BISWAS alias)
(SUNIL BISWAS)

Witnesses to All:-

1) Signature

Shankar

Name

Address

Shankar Jyoti Singh
109, Sucheta Nagar
Haldi, Kol-78

2) Signature

Sh. Sing' eden

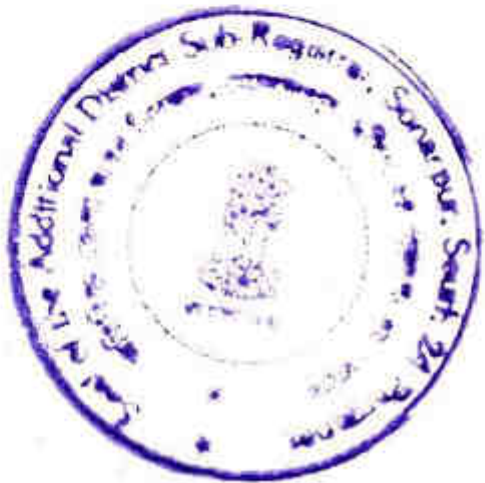
Name

Address

Sh. Sing' eden
D. Jagaddal, Darsi Road -
PS- Saray in, Kol-157

P.K. Jhunjhunwala

Drafted by P.K. Jhunjhunwala, Advocate
Enrolment no. WB/102/77



R E C E I V E D from the withinnamed Purchaser the entire purchase consideration of Rs.2,79,972/- Rupees Two lacs seventy nine thousand nine hundred seventy two only) as recited hereinabove as per the following

MEMO OF CONSIDERATION

Received a sum of Rs. 1,39,944/- (Rupees One lac thirty nine thousand Nine hundred forty four only) in cash

सायलेंद्र नाथ बिस्वास (उ.उ.र.का)
सायलेंद्र बिस्वास

(SAILENDRA NATH BISWAS alias)
(SAILEN BISWAS)

Received a sum of Rs.1,40,028/- (Rupees One lac forty thousand and twenty eight only) in cash

सुनील चंद्र बिस्वास
सुनील चंद्र बिस्वास (उ.उ.र.का)
(SUNIL CHANDRA BISWAS alias)
(SUNIL BISWAS)

(Rupees Two lacs seventy nine thousand nine hundred seventy two only)

सायलेंद्र नाथ बिस्वास-133 (उ.उ.र.का)
सायलेंद्र बिस्वास
(SAILENDRA NATH BISWAS alias)
(SAILEN BISWAS)
सुनील चंद्र बिस्वास
सुनील चंद्र बिस्वास
(SUNIL CHANDRA BISWAS alias)
(SUNIL BISWAS)
Vendors

WITNESSES:

1. Signature
Name
Address

























[Signature]
Shankar Dnyes Singh
101, Lucheta Nagar, Kat-78

2. Signature
Name
Address

[Signature]
Su. Singh Edder
D. Jagadala, Ramd.
P-5-Sarapur. Kat-157



SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN : NAME : SAILENDRA NATH BISWAS also known as SAILEN BISWAS				
							
			Little Ring Middle Fore Thumb Left Hand				
							
			Thumb Fore Middle Ring Little Right Hand				
Sl. No.	Photograph of Vendor no.2	Signature of Executant Presentant	PARTY : VENDOR NO.2 PAN : NAME SUNIL CHANDRA BISWAS also known as SUNIL BISWAS				
							
			Little Ring Middle Fore Thumb Left Hand				
							
			Thumb Fore Middle Ring Little Right Hand				

