

3-750

I-720/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

19AA 722431

*[Handwritten signature]*  
 8/2/16  
 4755/16

certified 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  
 West Bengal, South 24 Pgs.

*[Handwritten signature]*



THIS SALE DEED made this 08<sup>TH</sup> day of February 2016

BETWEEN

SMT. RUPA BHANDARI (having Income Tax PAN no.BGBPB2217C) wife of Sri Manas Bhandari by faith Hindu by occupation housewife by Nationality Indian residing at Vivek Park, kamdohari, Bansdroni, Kolkata – 700084, P S Rani Kuti (Regent Park), P O Garia hereinafter referred to as "the VENDOR" (which expression shall unless

*Rupa Bhandari*

28 DEC 2015

95390

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Sale to \_\_\_\_\_  
 Address \_\_\_\_\_  
 28 DEC 2015  
 P K JHUNJHUNWALA  
 ADVOCATE  
 70, NIRAN SHANKAR ROY ROAD,  
 KOLKATA-700 001  
 ANJUSITILE BANERJEE  
 L.S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700 001

Rupa Bhandari



265

28 DEC 2015

Rupa Bhandari



266



Tanveerunnisa Khan

Shankar Dayal Singh  
 90 Lake View Dayal Singh  
 108, Sucheta Nagar  
 Hebbi, Kol-78.  
 P.S. Warba  
 Occupation - Govt.



repugnant to the context mean and include her 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 Patit Paban Biswas son of Ratan Krishna Biswas was seized and possessed of or otherwise well and sufficiently entitled to land measuring about 5 (five) decimals equivalent to 0.3333% share of the total land of 14 decimals in L R Khatian no.381 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

B. By a Deed of Settlement dated 12 May 1986 duly registered in the office of ADSR Sonarpur, South 24-Parganas and being Deed no. 2656 for the year 1986 the said Patit Paban Biswas duly settled his various properties unto his two sons, namely, Jogendra Nath Biswas and Nandalal Biswas and Smt. Mangala Biswas wife of his deceased son Nishikanta Biswas and insofar as the said Land is concerned, the said Patit Paban Biswas settled land measuring 2 (two) decimals comprised in the said Land unto his son Jogendra Nath Biswas and his remaining share or interest in the said Land unto his son Nandalal Biswas absolutely and for ever.

*Rupa Bhandari*



C. By virtue of the said Deed of Settlement dated 12 May 1986 and being Deed no. 2656 for the year 1986 the said Jogendra Nath Biswas and Nandalal Biswas jointly became the owners and/or Raiyats of whole of the said Land.

D. By a Bengali Kobala dated 4 May 1990 and duly registered in the office of ADSR Sonarpur, South 24-Parganas as Deed no. 3003 for the year 1990 the said Jogendra Nath Biswas and the said Nandalal Biswas jointly sold, transferred and conveyed the said Land to Debabrata Biswas.

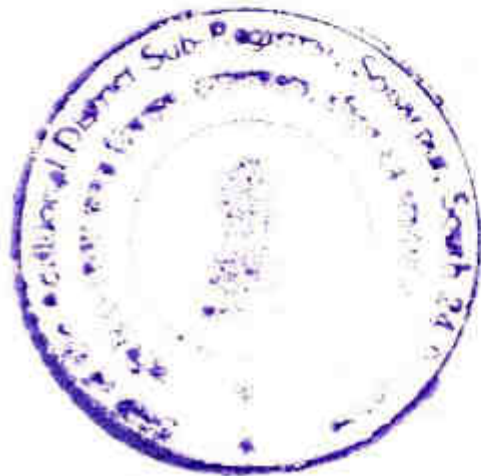
E. By a Bengali Kobala dated 5 June 1996 and duly registered in the office of ADSR Sonarpur, South 24-Parganas and being Deed no. 3676 for the year 1996 the said Debabrata Biswas duly sold, transferred and conveyed the said Land measuring 4.67 decimals and more fully described in the Schedule hereunder to Smt. Rupa Bhandari, the Vendor herein.

F. By reason of the aforesaid, the Vendor is thus now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT pieces or parcels of land measuring about 5 (five) decimals equivalent to 0.3333% share of the total land of 14 decimals in L R Khatian no.381 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".

G. The Vendor has represented to the Purchaser that –

(a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring about 5 (five) decimals equivalent to undivided 0.3333% share of the total land of 14 decimals in L R Khatian no.381 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

Rupa Bhandari



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 Vendor is in vacant possession thereof.

(c) The Vendor has 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 Vendor selling or transferring the said Land to the Purchaser.

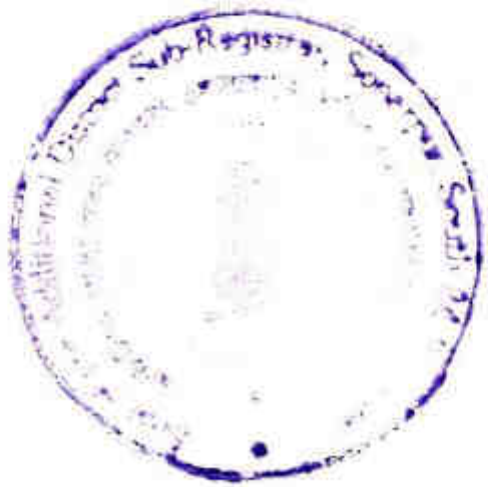
H. Relying on the representations of the Vendor, the Purchaser has agreed to purchase and the Vendor has agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.2,79,972/- (Rupees Two lacs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

I. 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) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof, the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land about 5 (five) decimals equivalent to 0.3333% share of the total land of 14 decimals in L R Khatian no.381 comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja

Rupa Bhandari

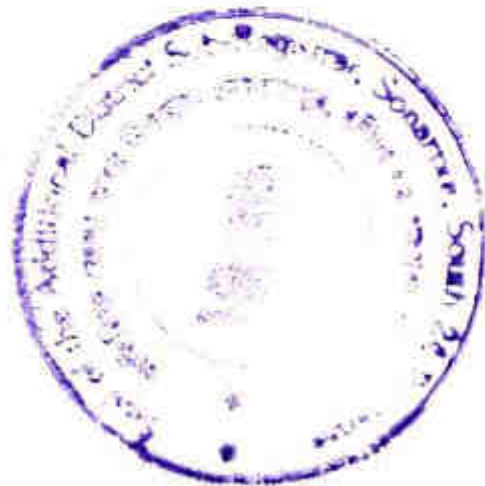




Jayenpur, P S Sonarpur, under Bonhooghly-1 Gram Panchayat, District South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was 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 Vendor 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 Vendor or any person or persons from whom the Vendor 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 Vendor 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 represent the Vendor in all or any of such matters as may be necessary as fully and effectually as the Vendor herself 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.

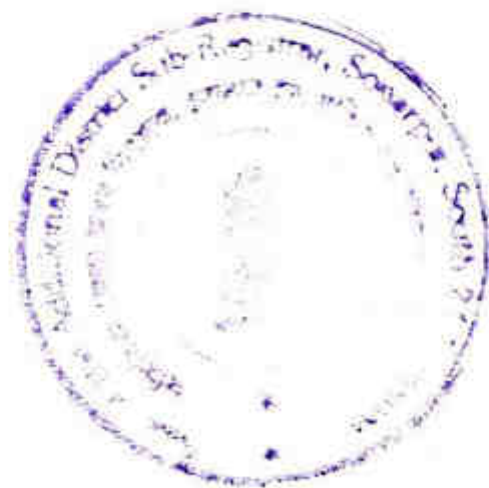
Rupa Bhandari

100



2. The Vendor doth hereby covenant with the Purchaser as follows:
- a) Notwithstanding any act deed matter or thing by the Vendor done committed or knowingly permitted or suffered to the contrary the Vendor is 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 Vendor has 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 Vendor has 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 Vendor or any person or persons lawfully or equitably claiming through under or in trust for her.
- c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or her 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 Vendor or any of her predecessor-in-title or any person or persons rightfully claiming from under or in trust for her.
- d) Neither the Vendor nor any person claiming through her 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

Rupa Bhandari



the outer periphery of the said Land without any obstruction or interference whatsoever by the Vendor or any person claiming through her.

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 Vendor 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 her shall and will from time to time and at all times 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 Vendor has delivered the said original Bengali Kobala dated 5 June 1996, recited hereinabove, to the Purchaser and has represented to the Purchaser that she has lost and/or misplaced the original Deed of Settlement dated 12 May 1986 and the original Bengali Kobata dated 4 May 1990 recited hereinabove and the Vendor agrees

Rupa Bhandari



and undertakes to make over the same to the Purchaser as and when the same are found and/or traced out and the Vendor further agrees and undertakes to keep the Purchaser saved, indemnified and harmless from or against all claims, demands, costs, expenses, losses, damages that may be caused or suffered by the Purchaser by reason of non delivery of the said original Deed of Settlement dated 12 May 1986 and the original Bengali Kobala dated 4 May 1990 by the Vendor to the Purchaser.

(h) The Vendor has 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 Vendor saved, indemnified and harmless therefrom.

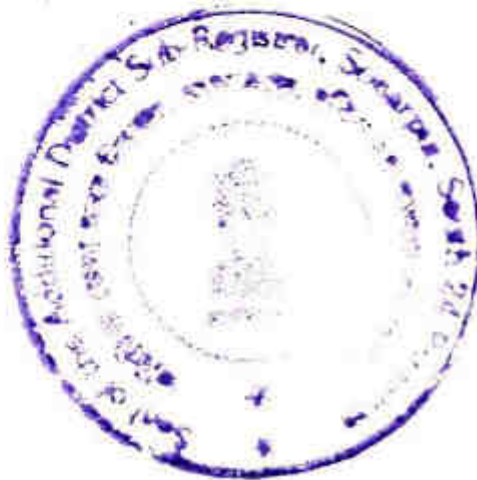
THE SCHEDULE ABOVE REFERRED TO:  
(Description of the said Land)

ALL THAT pieces or parcels of land measuring about 5 (five) decimals equivalent to 0.3333% share of the total land of 14 decimals in L R Khatian no.381 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 and butted and bounded as follows :

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 the

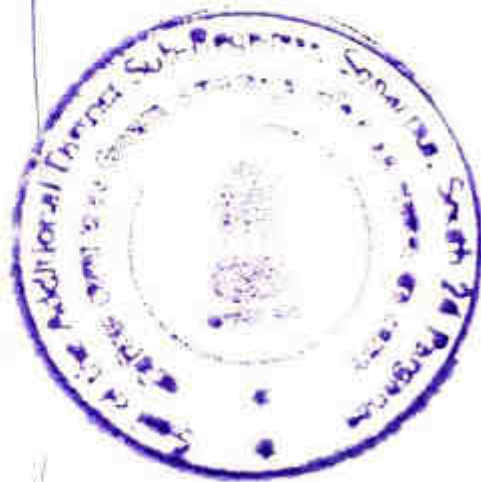
Rupa Bhandari





**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR PAN : BGBPB2217C NAME : RUPA BHANDARI				
		<i>Rupa Bhandari</i>					
			Little	Ring	Middle	Fore	Thumb
			<b>Left Hand</b>				
							
			Thumb	Fore	Middle	Ring	Little
			<b>Right Hand</b>				
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
			<b>Left Hand</b>				
							
			Thumb	Fore	Middle	Ring	Little
			<b>Right Hand</b>				



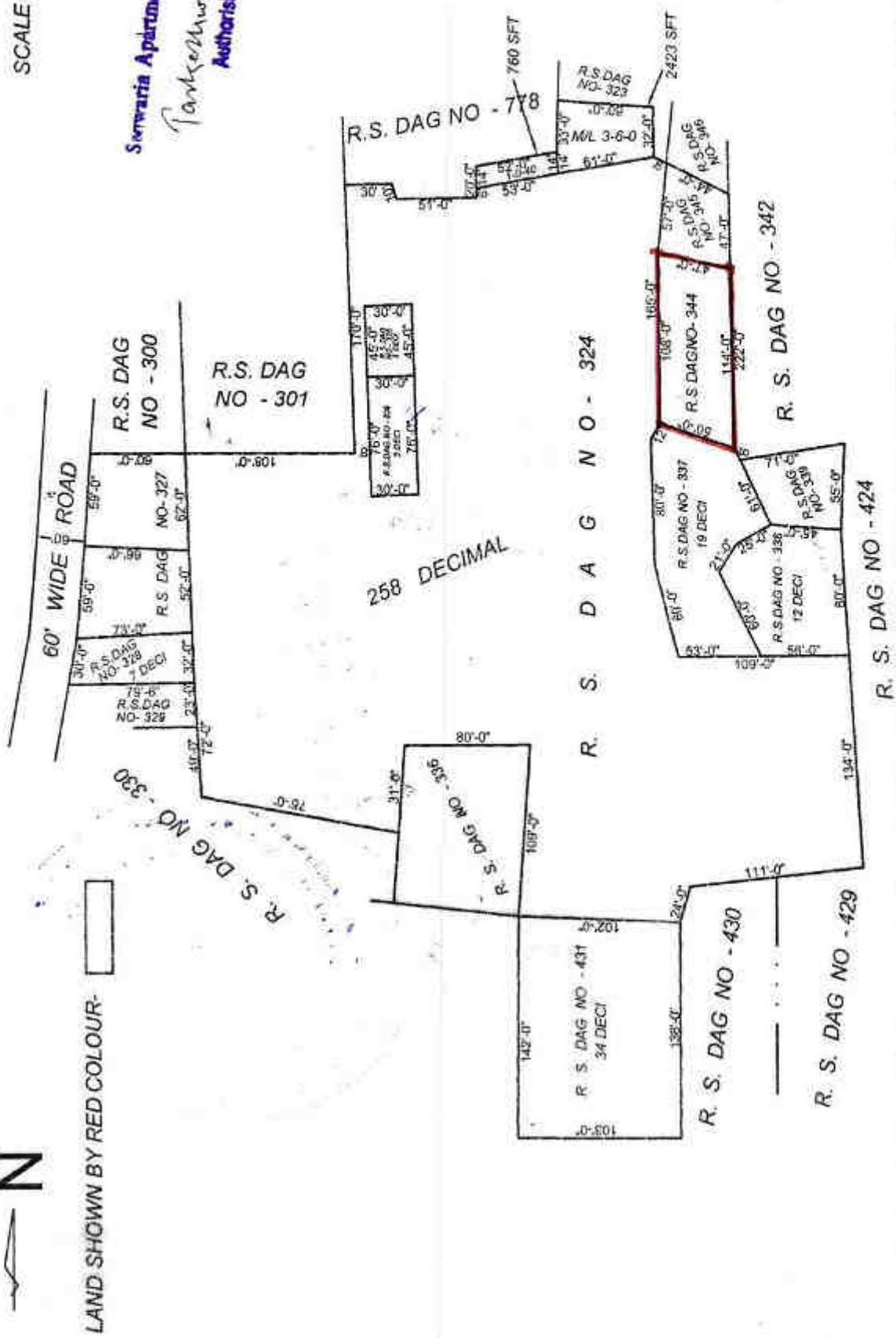
**PLAN SHOWING LOCATION OF L.R. DAG NO- 357, CORRESPONDING TO RS  
DAG NO- 344, IN J.L. NO- 66 , MOUZA-JAYANPUR , P.S. - SONARPUR ,  
WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS**



SCALE 1" = 180'-00"

LAND SHOWN BY RED COLOUR-

*Serwaria Apartments Private Limited*  
*Pankeshwar Upadhyay*  
Authorised Signatory / Director



*Rupa B...*





Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1608000099/2016	Date of Application	08/02/2016
Query No / Year	16081000047556/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Smt Rupa Bhandari		
Stampduty Payable	Rs.41,687/-		
Registration Fees Payable	Rs.9,177/-		
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:-16081000047556/2016, 08/02/2016 02:40:36 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 16081000047556/2016

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	Smt Rupa Bhandari Vivek Park, Kamdohari ,, P.O:- Garia, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Seller			Rupa Bhandari 8/2/16
2	Mr Tarkeshwar Upadhyay 4, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700014	Represent ative of Buyer [Sanwaria Apartment Pvt Ltd ]			Tarkeshwar Upadhyay 8/2/16
Sl No.	Name and Address of identifier		Signature of		Signature with date
1	Mr Sankar Dayal Singh Son of Late Iswar Dayal Singh 109, Suchita Nagar, P.O:- Haltu, P.S:- Kasba, District:-South 24- Parganas, West Bengal, India, PIN - 700078		Smt Rupa Bhandari, Mr Tarkeshwar Upadhyay		Sankar Dayal Singh 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: 19-201516-003264100-1

Payment Mode Online Payment

GRN Date: 06/02/2016 18:41:20

Bank : State Bank of India

BRN : IKA3024768

BRN Date: 06/02/2016 18:50:07

DEPOSITOR'S DETAILS

Id No. : 16081000047556/2/2016

[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 : Smt Rupa Bhandari

Office Name :

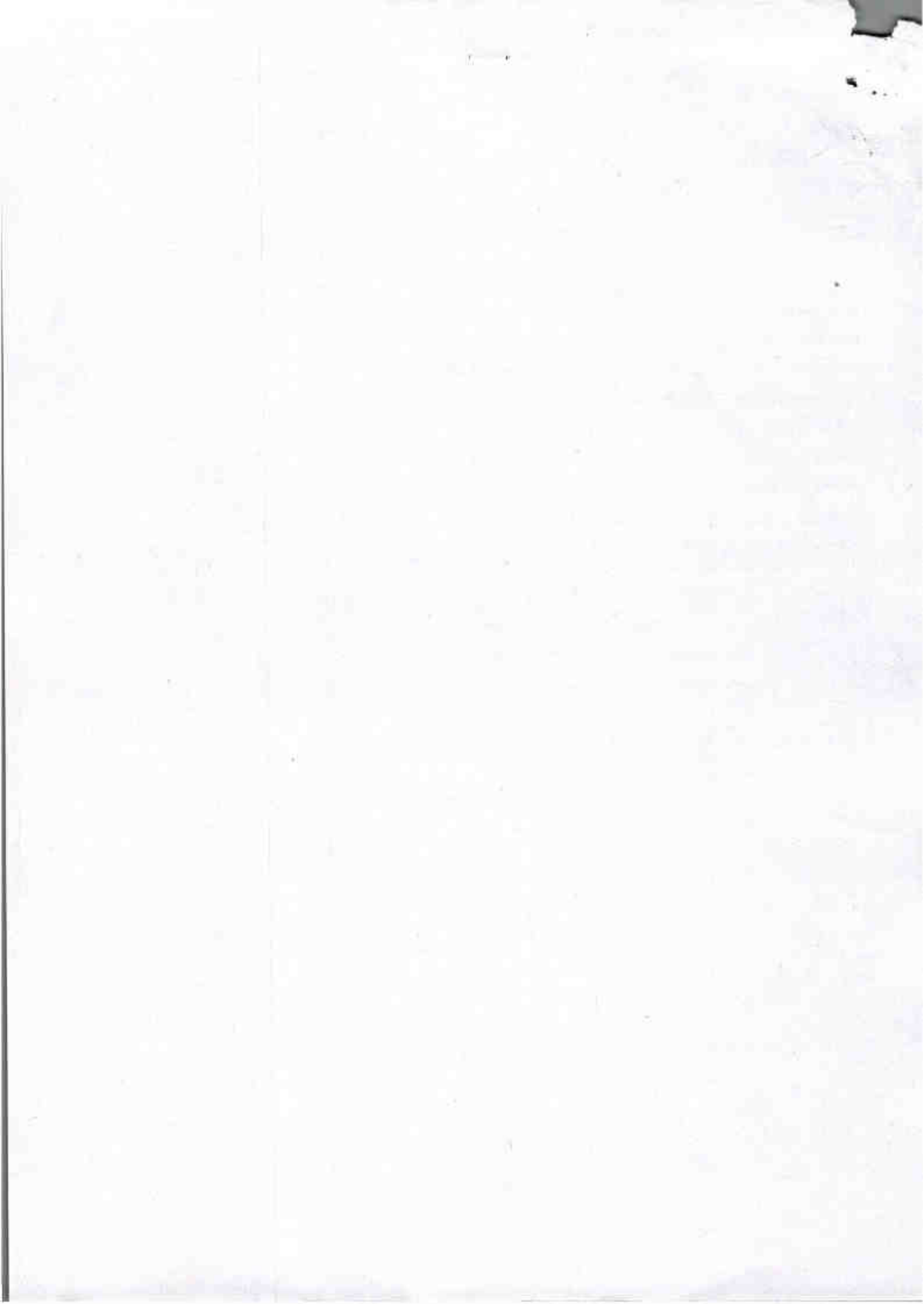
Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16081000047556/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	9177
2	16081000047556/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	41687
In Words : Rupees Fifty Thousand Eight Hundred Sixty Four only			Total	50864

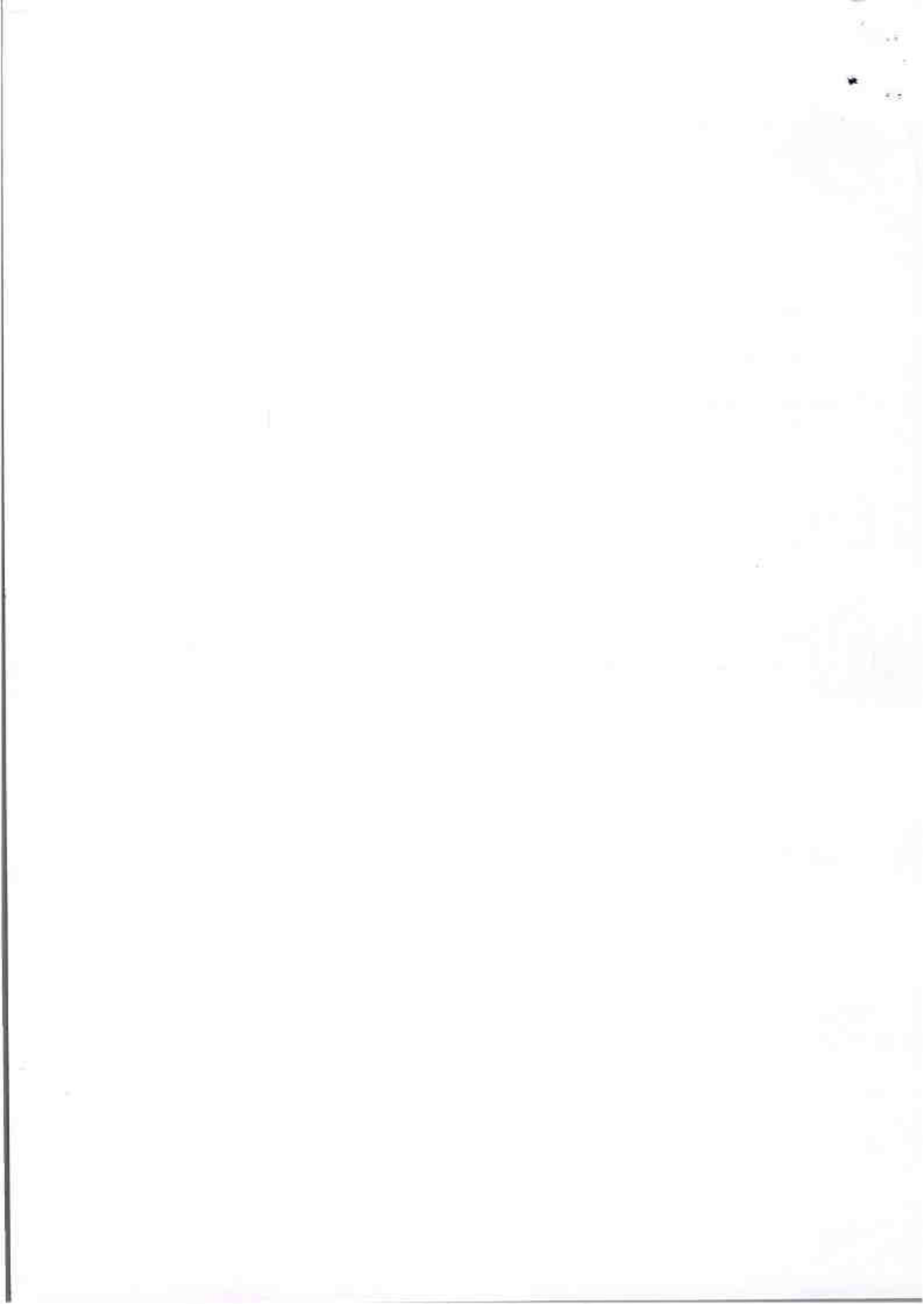


## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Smt Rupa Bhandari Wife of Mr Manas Bhandari Vivek Park, Kamdohari ,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt Rupa Bhandari Wife of Mr Manas Bhandari Vivek Park, Kamdohari ,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BGBPB2217C,; 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 Apartment Pvt Ltd 131, Park Street, P.O:- Park Street, P.S:- ParkStreet, Kolkata, District:-South 24-Parganas, 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:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, 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 Iswar Dayal Singh 109, Suchita Nagar, P.O:- Haitu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Rupa Bhandari, 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:- 381	5 Dec	2,79,972/-	8,33,335/-	Proposed Use: Bastu, ROR: Shali

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rupa Bhandari
Address	Vivek Park , Kamdohari ,,Thana : Bansdroni, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Seller/Executant



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

Endorsement For Deed Number : I - 160800720 / 2016

Query No/Year	16081000047556/2016	Serial no/Year	1608000750 / 2016
Deed No/Year	I - 160800720 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt Rupa Bhandari	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 8,33,335/-



(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 18:56 hrs on : 08/02/2016, at the Private residence by Smt Rupa Bhandari ,Executant.

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

Execution is admitted on 08/02/2016 by

Smt Rupa Bhandari, Wife of Mr Manas Bhandari, Vivek Park, Kamdohari ,, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession House wife  
Indetified by Mr Sankar Dayal Singh, Son of Late Iswar Dayal Singh, 109, Suchita Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Service

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

Execution is admitted on 08/02/2016 by

Mr Tarkeshwar Upadhyay representative, Sanwaria Apartment Pvt Ltd, 131, Park Street, P.O:- Park Street, P.S:- ParkStreet, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Tarkeshwar Upadhyay, Son of Late Awadh Bihari Upadhyay, 4, Taltala Lane, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Business  
Indetified by Mr Sankar Dayal Singh, Son of Late Iswar Dayal Singh, 109, Suchita Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Service







(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 9,177/- ( A(1) = Rs 9,163/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,177/-

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

1. Rs. 9,177/- is paid, by online on 06/02/2016 6:50PM with Govt. Ref. No. 192015160032641001 on 06-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. IKA3024768 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. 41,687/- and Stamp Duty paid by

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

1. Rs. 41,687/- is paid, by online on 06/02/2016 6:50PM with Govt. Ref. No. 192015160032641001 on 06-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. IKA3024768 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 19056 to 19080  
being No 160800720 for the year 2016.



Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2016.02.17 17:32:53 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 17/02/2016 17:32:52  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)

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.


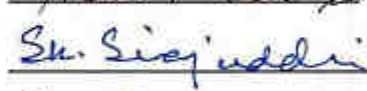
SIGNED AND DELIVERED by the  
withinnamed Vendor at Kolkata

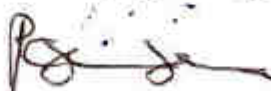
Rupa Bhandari  
(SMT. RUPA BHANDARI)

SIGNED AND DELIVERED by the  
withinnamed Purchaser at Kolkata

Sarwaria Apartments Private Limited  
Pankaj Kumar Upadhyay  
Authorised Signatory / Director

Witnesses to Both:-

- 1) Signature   
Name Shankar Kumar Singh  
Address 109, Sushila Nagar,  
Haldia, Kol-751
- 2) Signature   
Name Sk. Siraj uddin  
Address D. Jangadai - P.S -  
Saranpur - Kol - 151

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



RECEIVED 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

By Pay order no.708069 dated 6<sup>th</sup> February 2016 of Allahabad Bank Branch Red Cross Place drawn in favour of the Vendor "SMT. RUPA BHANDARI"

Rs.2,79,972/-

Total

Rs.2,79,972/-

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

*Rupa Bhandari*  
RUPA BHANDARI  
Vendor

WITNESSES:

1. Signature *Shankar*  
Name Shankar Dayal Singh  
Address 100, Sucheta Nagar  
Haldia, KOL-78
2. Signature *Su. Singh*  
Name Su Singh  
Address D. Jagaddal, Darii Road.  
P.S- Sampur, Kol-151

★ Addl. Dist. Sub-Registrar ★  
8 FEB 2016

Additional Chargey S/o Registrar, Srivastava, South 24  
Additional Chargey S/o Registrar, Srivastava, South 24