

S- 752

J- 722/2016



पश्चिम बंगाल WEST BENGAL

19AA 722430

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

add. District Sub-Registrar
Sonarpur, South 24 Parganas

THIS SALE DEED made this 08TH day of February 2016

BETWEEN

1. Paresh Chandra Biswas (not an Income Tax assessee) son of late Khadakeshwar Biswas, by Nationality Indian, residing at Jayanpur P.O. - Dingal Pota Banhooghly-1 No Gram Panchayat Sonarpur South 24 Parganas, Pin-700151; P.S.- Sonarpur ;

2. Debabrata Biswas (not an Income Tax assessee) son of late Khadakeshwar Biswas, by Nationality Indian, residing at Jayanpur Biswas

Paresh Ch. Biswas
Debabrata Biswas
सुपुत्र नरेशचंद्र
जयपुर बिसवा
Barrel Ky. Biswas

Handwritten signatures and notes in blue ink, including '8/2/16' and 'UP A 83/1/16'. A circular stamp from the 'Addl. Dist. Sub-Registrar, Sonarpur, South 24 Parganas' is dated '1 FEB 2016'.

28 DEC 2015

95391

No. _____ Date _____
 Subj. to _____
 Address _____
 P. K. JHUNJHUNWALA
 ADVOCATE
 7C, KIRAN SHANKAR BOY ROAD,
 KOLKATA-700 001

ANUSHREE BANERJEE
 L.S. VENDOR (G.S.)
 HIGH COURT, KOLKATA-700 001

28 DEC 2015

✓ Parash Ch. Biswas



268

✓ Parash Ch. Biswas



269

✓ Debabrata Biswas



270

✓ Sarat kv. Biswas



271

✓ श्री १०१२३

Shankar Dayal Singh
 S/o Late Shrihar Dayal Singh
 109, Sachada Nagar,
 P.O. Hallu, P.S. Hasba
 Kol-700 078
 doc - Service



para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin- 700151; P.S. – Sonarpur ;

3. Sanat Kumar Biswas (not an Income Tax assessee) son of late Khadakeshwar Biswas, by Nationality Indian, residing at Joinpur sardar para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin- 743379; P.S. – Sonarpur ;

4. Smt. Lalita Naskar (not an Income Tax assessee) daughter of late Khadakeshwar Biswas, and wife of Madan Naskar, by Nationality Indian, residing at Nihata Uttar Para, Nihata, Baruipur, P.O. Kunduali, South 24 parganas, Pin- 743610; P.S. – Baruipur ; and

5. Smt. Sujata Naskar (not an Income Tax assessee) daughter of late Khadakeshwar Biswas and wife of Prafulla Naskar, by Nationality Indian, residing at Dakshin Kalyanpur Uttarpara, D. Kalyanpur - 41, Baruipur, P.O. Baruipur, Kolkata – 700 144 South 24 parganas; P.S. – Sonarpur hereinafter 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, Taltala 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

Parash Ch. Biswas.
 Debabati Biswas.
 Smt. Sujata Naskar.
 SANKAR KR. BISWAS



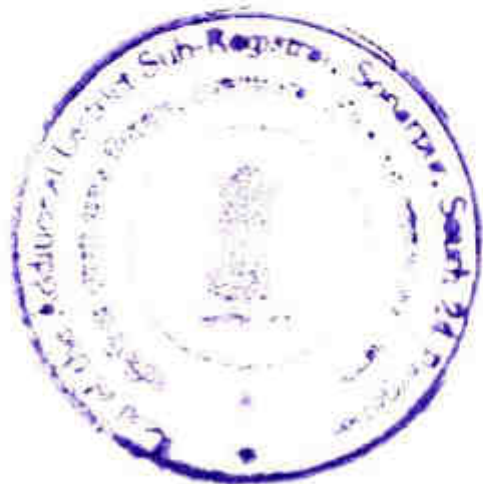
272

Sujata Kusuma



266

Parkemman upadhyay



WHEREAS

A. One Smt. Kamala Biswas since deceased during her lifetime was the raiyat and/or the owner of ALL THAT pieces or parcels of land measuring about 3 (three) decimals equivalent to undivided 0.1667% share of the total land of 14 decimals more or less and held by her in L R Khatian no.170 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 hereinafter referred to as "the said Land" and more fully described in the Schedule hereunder.

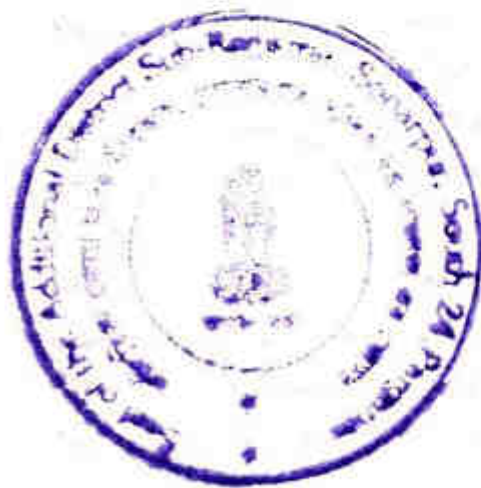
B. The said Smt. Kamala Bala Biswas died intestate on 17 December 2012 leaving her surviving her three sons, namely, Paresh Chandra Biswas, Debabrata Biswas, Sanat Kumar Biswas, and two daughter Smt. Lalita Naskar and Sujata Naskar as her heirs and legal representatives each entitled to undivided 1/5th share in the estate of the said Kamala Bala Biswas.

C. By reason of the aforesaid, the Vendors jointly are the raiyats and/or owners of the said Land measuring about 3 (three) decimals equivalent to undivided 0.1667% share of the total land of 14 decimals more or less and held in L R Khatian no.170 and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, District South 24-Parganas and more fully described in the Schedule hereunder.

D. The Vendors have represented to the Purchaser that –

(a) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring about 3 decimal equivalent to undivided 0.1667% share of the total land of 14 decimals more or less and held in L R Khatian no.170 and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur,

Paresh Ch. Biswas.
 Debabrata Biswas.
 Sujata Naskar.
 Sanat Kumar Biswas.



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.

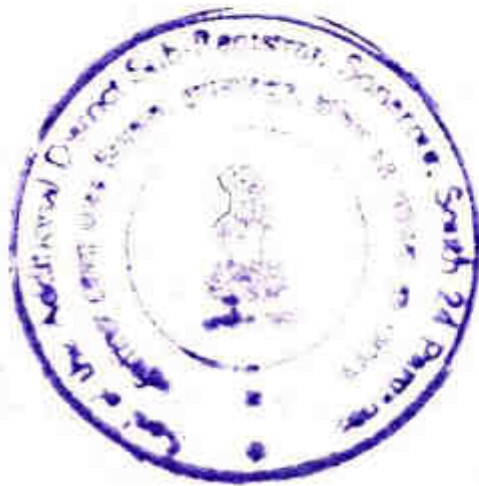
G. Relying on the representations of the Vendors, the Purchaser has agreed to purchase and the Vendors have agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.1,40,028/- (Rupees One Lac forty thousand twenty eight only).

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

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

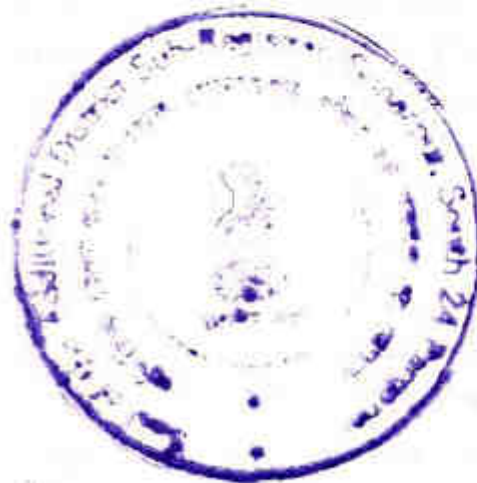
1. In pursuance of the said agreement and in consideration of a sum of Rs.1,40,028/- (Rupees One Lac forty thousand twenty eight only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors 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 3 (three) decimals equivalent to undivided 0.1667% share of the total land of 14 decimals more or less and held in L R Khatian no.170 and comprised in L R Dag no.

Paresh Ch. Biswas
 Debabrat Biswas
 SUTANU MUKERJEE
 সত্যনাথ মুকার্জী
 SRINAT KR. PAISWAL



357 corresponding to R S Dag no. 344 lying and situated in Mouja Jayenpur, P S Sonarpur, 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 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

Parceh An. Biswas
 Debabrata Biswas.
 Subrata Kumar.
 Ananta Kumar
 Sanat Kumar Biswas.



aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispensens whatsoever absolutely and forever.

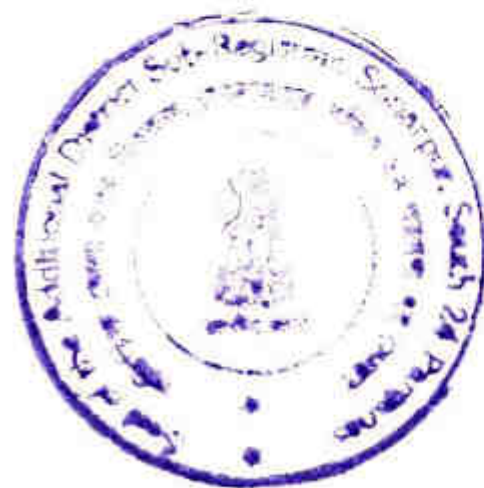
2. The Vendors do and each of them doth hereby covenant with the Purchaser as follows:

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 them.

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.

Pavesh Ch. Biswas
 Debabrata Biswas.
 Sushil Kumar Mishra.
 Suman K. Patil
 Suman K. Patil



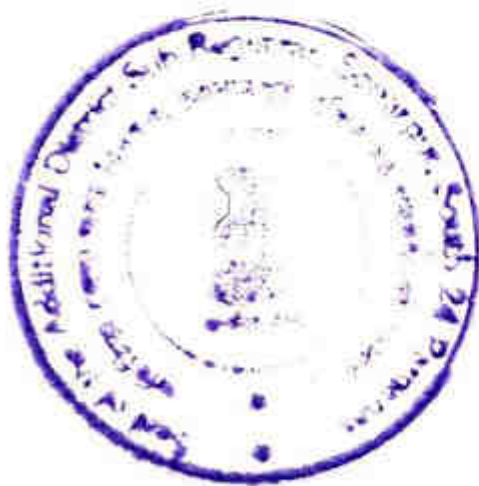
d) Neither the Vendors nor any person claiming through them has any right of passage or easement of any kind whatsoever over the said Land or any part or portion thereof and the Purchaser shall be at liberty to construct and erect a boundary wall on the outer periphery of the said Land without any obstruction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

Paresh Ch. Biswas
 Debabrata Biswas
 सुनील कुमार

महेश्वर प्रसाद
 Sankar Kr. Prasad



g) 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.

h) 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)

ALL THAT pieces or parcels of land measuring about 3 (three) decimals equivalent to undivided 0.1667% share of the total land of 14 decimals more or less and held in L R Khatian no.170 and comprised in L R Dag no. 357 corresponding to R S Dag no. 344 presently recorded in the L R Record of Rights in the name of Smt. Kamala Bala Biswas and lying and situated in Mouja Jayenpur, J L no. 66 P S Sonarpur under Bonhooghly-1 Gram Panchayat in the District of 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 map or plan attached hereto and bordered in red color therein.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed

Parash Ch. Biswas.
Debabrata Biswas.
Susil Kumar Das.

সত্যেন্দ্র কুমার
Sanat Kumar Biswas.



their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the
withinnamed Vendors at Kolkata

Pareesh Ch. Biswas
(PARESH CHANDRA BISWAS)

Debabrata Biswas
(DEBABRATA BISWAS)

Sanat K. Biswas
(SANAT KUMAR BISWAS)

Smt. Lalita Naskar
(SMT. LALITA NASKAR)

Smt. Sujata Naskar
(SMT. SUJATA NASKAR)

Sacwaria Apartments Private Limited

Parkashwar Upadhyay
Authorised Signatory / Director

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

Witnesses to All:-


- 1) Signature *Shankar Dayal Singh*
Name *Shankar Dayal Singh*
Address *1/109 Suchata Nagar*
HRSA, Kol-78
- 2) Signature *Sri. Sirajuddin*
Name *Sri. Sirajuddin*
Address *D. Jangal, Daria Road,*
P.S. Sonpur, Kol-157

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

Handwritten circular stamp:
* Addl. Dist. Sub-Registrar *
* Sunderpur, South 24 Pgs. *
18 FEB 2016

Official circular stamp:
Additional District Sub-Registrar, Sunderpur, South 24 Parganas
West Bengal
18 FEB 2016

SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Vendor No.5	Signature of Executant Presentant	PARTY : VENDOR NO.5 PAN :								
			NAME : SMT. SUJATA NASKAR								
											
			Little	Ring	Middle	Fore	Thumb	Left Hand			
											
					Thumb	Fore	Middle	Ring	Little	Right Hand	
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								
											
			Little	Ring	Middle	Fore	Thumb	Left Hand			
											
					Thumb	Fore	Middle	Ring	Little	Right Hand	



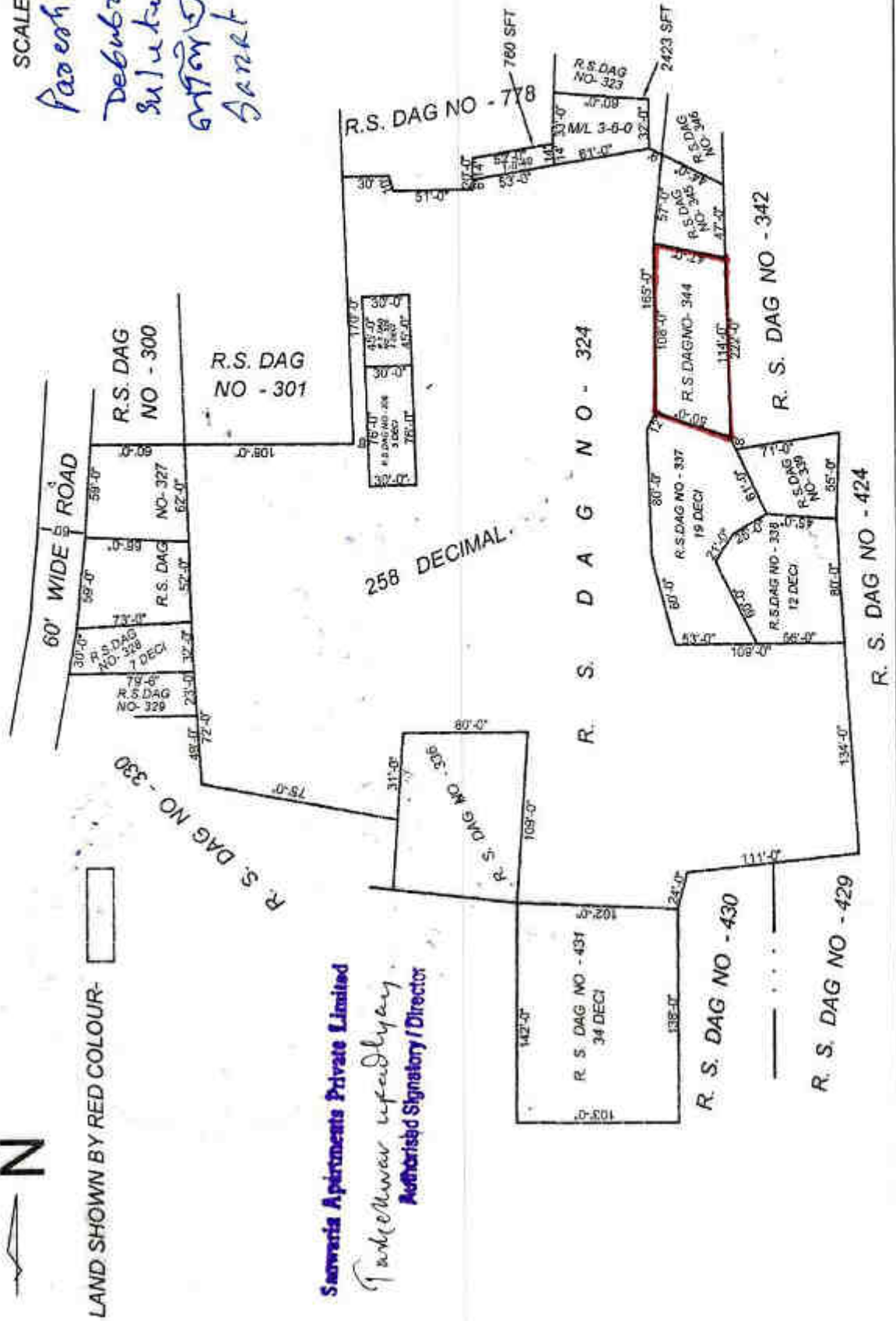
**PLAN SHOWING LOCATION OF L.R. DAG NO- 357, CORRESPONDING TO RS
DAG NO- 344, IN J.L. NO- 66 , MOUZA-JAYANPUR , P.S. - SONARPUR ,
WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS**



SCALE 1" = 180'-00"

*Prakash Ch. Biswas
Debnobali Biswas
Sulata Naskar
Anjan Kumar
Sant K. Palshas.*

LAND SHOWN BY RED COLOUR



Sarweria Apartments Private Limited

Tankemwar upadhyay
Authorised Signatory / Director





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1608000098/2016	Date of Application	08/02/2016
Query No / Year	16081000048317/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Paresh Ch Biswas		
Stampduty Payable	Rs.25,020/-		
Registration Fees Payable	Rs.5,514/-		
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			











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 16081000048317/2016

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 Paresh Ch Biswas Jayanpur, P.O:- Dingelpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			Paresh Ch. Biswas. 08/02/2016
2	Mr Debabrata Biswas Jayanpur Biswas Para, P.O:- Dingelpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			Debabrata Biswas. 08/02/2016
3	Mr Sanat Kr Biswas Jayanpur Biswas Para, P.O:- Dingelpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			Sanat Kr. Biswas. 08/2/16



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
4	Smt Lalita Naskar Nihata Uttar Para, P.O:- Kunduali, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743610	Seller			 8/2/16
5	Smt Sujata Naskar Dakshin Kalyanpur Uttar Para, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700144	Seller			 8/2/16
6	Mr Tarkeshwar Upadhyay 4, Taitala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700014	Representative of Buyer [Sanwaria Apartment Pvt Ltd]			 8/2/16
SI No.	Name and Address of Identifier		Signature of		Signature with date
1	Mr Sankardayal Singh Son of Late Iswardayal Singh 109, Suchita Nagar, P.O:- Haltu, P.S:- Kasba, District:-South 24- Parganas, West Bengal, India, PIN - 700078		Mr Paresch Ch Biswas, Mr Debabrata Biswas, Mr Sanat Kr Biswas, Smt Lalita Naskar, Smt Sujata Naskar, 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: 19-201516-003263999-1

Payment Mode Online Payment

GRN Date: 06/02/2016 18:33:15

Bank: State Bank of India

BRN: IKA3024093

BRN Date: 06/02/2016 18:42:13

DEPOSITOR'S DETAILS

Id No. : 16081000048317/2/2016

[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 : Mr Paresh Ch Biswas

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	16081000048317/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	5514
2	16081000048317/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	25020
Total				30534

In Words : Rupees Thirty Thousand Five Hundred Thirty Four only



Seller, Buyer and Property Details

A. Seller & Buyer Details

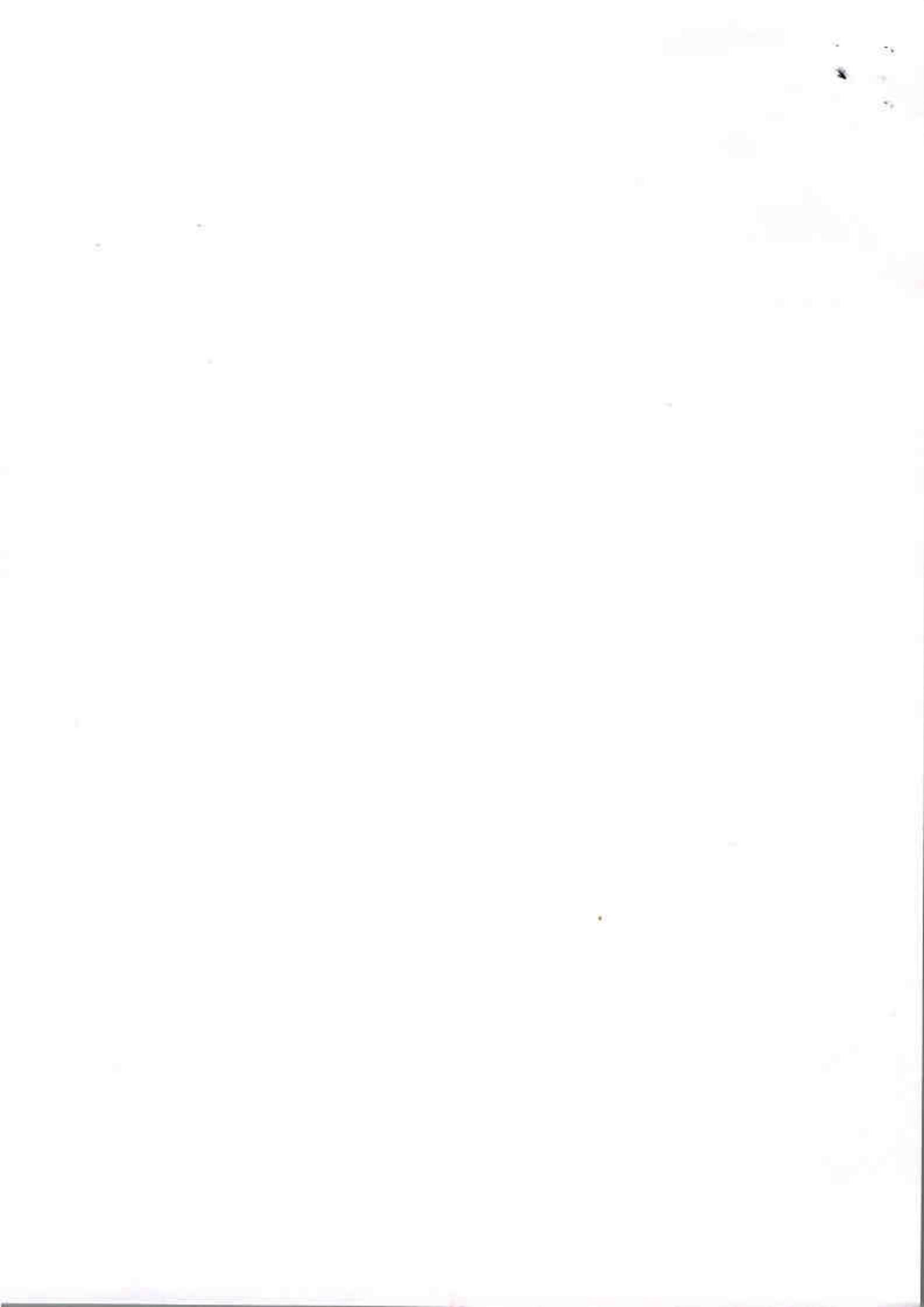
Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Paresh Ch Biswas Son of Late Khadakeshwar Biswas Jayanpur, P.O:- Dingelpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Paresh Ch Biswas Son of Late Khadakeshwar Biswas Jayanpur, P.O:- Dingelpota, 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 Debabrata Biswas Son of Late Khadakeshwar Biswas Jayanpur Biswas Para, P.O:- Dingelpota, 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
3	Mr Sanat Kr Biswas Son of Late Khadakeshwar Biswas Jayanpur Biswas Para, P.O:- Dingelpota, 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
4	Smt Lalita Naskar Wife of Mr Madan Naskar Nihata Uttar Para, P.O:- Kunduali, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence



Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	Smt Sujata Naskar Wife of Mr Prafulla Naskar Dakshin Kalyanpur Uttar Para, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, 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 Apartment Pvt Ltd 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:- 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 Sankardayal Singh Son of Late Iswardayal Singh 109, Suchita Nagar, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Paresh Ch Biswas, Mr Debabrata Biswas, Mr Sanat Kr Biswas, Smt Lalita Naskar, Smt Sujata Naskar, 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:- 170	3 Dec	1,40,028/-	5,00,001/-	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(%)



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Paresh Ch Biswas	Sanwaria Apartment Pvt Ltd	0.6	20
	Mr Debabrata Biswas	Sanwaria Apartment Pvt Ltd	0.6	20
	Mr Sanat Kr Biswas	Sanwaria Apartment Pvt Ltd	0.6	20
	Smt Lalita Naskar	Sanwaria Apartment Pvt Ltd	0.6	20
	Smt Sujata Naskar	Sanwaria Apartment Pvt Ltd	0.6	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Paresh Ch Biswas
Address	Jayanpur,Thana : Sonarpur, 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 - 160800722 / 2016

Query No/Year	16081000048317/2016	Serial no/Year	1608000752 / 2016
Deed No/Year	I - 160800722 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Paresh Ch 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 5,00,001/-



(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 18:03 hrs on : 08/02/2016, at the Private residence by Mr Paresh Ch 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 Paresh Ch Biswas, Son of Late Khadakeshwar Biswas, Jayanpur, P.O: Dingelpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, By caste Hindu, By Profession Others
Indetified by Mr Sankardayal Singh, Son of Late Iswardayal 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)

Execution is admitted on 08/02/2016 by

Mr Debabrata Biswas, Son of Late Khadakeshwar Biswas, Jayanpur Biswas Para, P.O: Dingelpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, By caste Hindu, By Profession Others
Indetified by Mr Sankardayal Singh, Son of Late Iswardayal 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)

Execution is admitted on 08/02/2016 by

Mr Sanat Kr Biswas, Son of Late Khadakeshwar Biswas, Jayanpur Biswas Para, P.O: Dingelpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, By caste Hindu, By Profession Others Indetified by Mr Sankardayal Singh, Son of Late Iswardayal 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)

Execution is admitted on 08/02/2016 by

Smt Lalita Naskar, Wife of Mr Madan Naskar, Nihata Uttar Para, P.O: Kunduali, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, By caste Hindu, By Profession House wife Indetified by Mr Sankardayal Singh, Son of Late Iswardayal 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)

Execution is admitted on 08/02/2016 by

Smt Sujata Naskar, Wife of Mr Prafulla Naskar, Dakshin Kalyanpur Uttar Para, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession House wife Indetified by Mr Sankardayal Singh, Son of Late Iswardayal 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:- Park Street, Kolkata, District:-Kolkata, 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 Sankardayal Singh, Son of Late Iswardayal 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 5,514/- (A(1) = Rs 5,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,514/-

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



1. Rs. 5,514/- is paid, by online on 06/02/2016 6:42PM with Govt. Ref. No. 192015160032639991 on 06-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3024093 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. 25,020/- and Stamp Duty paid by

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

1. Rs. 25,020/- is paid, by online on 06/02/2016 6:42PM with Govt. Ref. No. 192015160032639991 on 06-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3024093 on 06/02/2016, Head of Account 0030-02-103-003-02

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

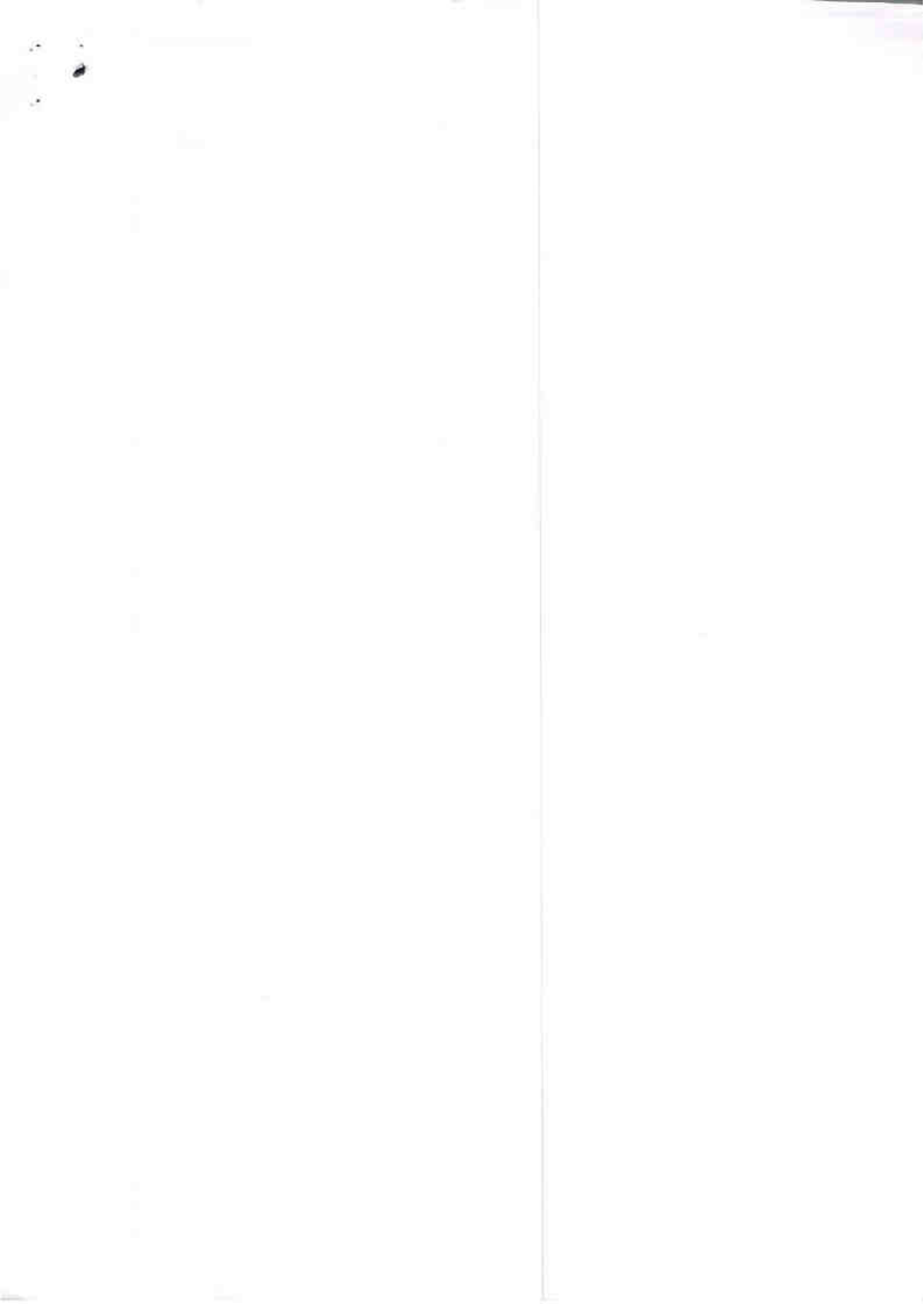
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



(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 19081 to 19130
being No 160800722 for the year 2016.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.02.17 17:34:38 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 17/02/2016 17:34:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

R E C E I V E D from the withinnamed Purchaser the entire purchase consideration of Rs.1,40,028/- (Rupees One Lac forty thousand twenty eight only)as recited hereinabove as per the following

MEMO OF CONSIDERATION

1) Received a sum of Rs. 28,006/- (Rupees Twenty eight thousand and six Only) in cash

Paresh Ch. Biswas
Paresh Chandra Biswas

2 Received a sum of Rs. 28,006/- (Rupees Twenty eight thousand and six Only) in cash

Debabrata Biswas
Debabrata Biswas

3) Received a sum of Rs. 28,006/- (Rupees Twenty eight thousand and six Only) in cash

Sanat K. Biswas
Sanat Kumar Biswas

4) Received a sum of Rs. 28,006/- (Rupees Twenty eight thousand and six Only) in cash

Smt. Lalita Naskar
Smt. Lalita Naskar

5) Received a sum of Rs. 28,006/- (Rupees Twenty eight thousand and six Only) in cash

Smt. Sujata Naskar
Smt. Sujata Naskar

(Rupees One Lac forty thousand twenty eight only)

Paresh Ch. Biswas
PARESH CHANDRA BISWAS

Debabrata Biswas
DEBABRATA BISWAS



SANAT KUMAR BISWAS
 SANAT KUMAR BISWAS

SMT. LALITA NASKAR

SMT. LALITA NASKAR

SMT. SUJATA NASKAR

SMT. SUJATA NASKAR
 Vendors

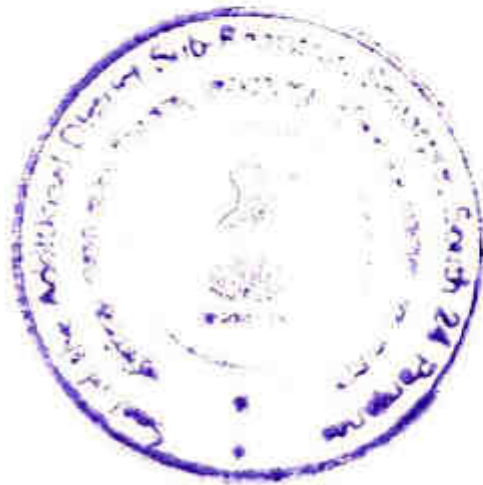
WITNESSES:

1. Signature
 Name
 Address























Shankar Singh
Shankar Dayal Singh
105, Suchita Nagar,
Haldwari, KOL-219

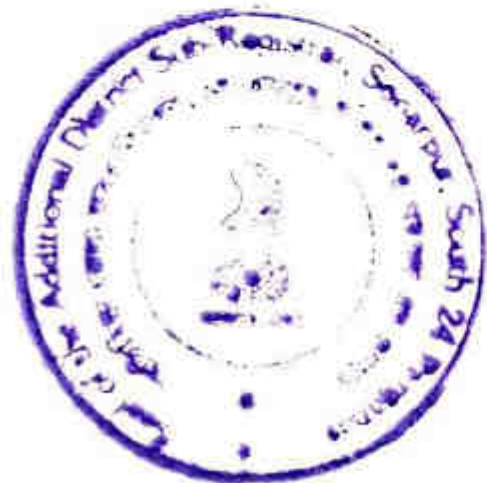
2. Signature
 Name
 Address

Sh. Saifuddin
Saifuddin
D. Jagdhat - Darni Road,
P.S. - Saranpur, KOL-151



























**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN : NAME : PARESH CHANDRA BISWAS				
		<p><i>Paresch Ch. Biswas</i></p>					
			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 : DEBABRATA BISWAS				
		<p><i>Debabrata Biswas</i></p>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.3	Signature of Executant Presentant	PARTY : VENDOR NO.3 PAN : NAME : SANAT KUMAR BISWAS				
							
			<p align="center">Little Ring Middle Fore Thumb</p>				
			<p align="center">Left Hand</p>				
							
			<p align="center">Thumb Fore Middle Ring Little</p>				
			<p align="center">Right Hand</p>				
Sl.N o.	Photograph of Vendor No.4	Signature of Executant Presentant	PARTY : VENDOR NO.4 PAN : NAME : SMT. LALITA NASKAR				
							
			<p align="center">Little Ring Middle Fore Thumb</p>				
			<p align="center">Left Hand</p>				
							
			<p align="center">Thumb Fore Middle Ring Little</p>				
			<p align="center">Right Hand</p>				

