

08/14/21

D 07812/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 467583

15/09/21
A-21158 0469

that the document is admitted to be a true copy. The signature sheets and the consent sheets attached with the document are the part of this document

District Sub-Registrar-II
Alipore, South 24-parganas

15 SEP 2021

THIS DEED OF SALE is made on this the 15th day of September, Two Thousand Twenty One

BETWEEN

(1) **SMT. CHHANDA MUKHERJEE**, wife of Late Ajoy Kumar Mukherjee, having **PAN No. AIFPM9415L**, by occupation-Housewife, by faith-Hindu, by nationality-Indian, residing at 8, Baishnabghata Road, Post

SKYRISE CONSTRUCTION

contd . . p/2

Suk Deb Saha
Proprietor

Office-Naktala, Police Station-Netaji Nagar, Kolkata-700047, (2) **SRI AMAR CHAKRABORTY**, son of Late Gobardhan Chakraborty, having **PAN No. ACQPC7704B** and (3) **SRI ALOK CHAKRABORTI**, son of Late Gobardhan Chakraborty, having **PAN No. ACBPC1646D**, both by occupation-Business, by faith-Hindu, by nationality-Indian, residing at Village-Uttar Kalikapur, Post Office-Dakshin Barasat, Police Station-Joynagar, District - 24 Parganas (South), Pin-743372, hereinafter collectively called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the "**FIRST PART**".

A N D

M/S. SKYRISE CONSTRUCTION, a proprietorship Firm, having it's office at 130E, Raja Subodh Chandra Mullick Road, Police Station-Jadavpur now Patuli, Kolkata-700047, represented by it's sole proprietor **SRI SUKDEB SAHA**, son of Late Benimadhab Saha, having **PAN NO. APSPS1079J**, by occupation-Business, by nationality-Indian, by faith-Hindu, residing at 6/6A, Netaji Nagar, Post Office-Regent Estate, Police Station-Netaji Nagar, Kolkata-700092, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include it's successors-in-office, administrators, legal representatives and/or assigns) of the "**SECOND PART**".

WHEREAS by an indenture of Sale (Bengali Saaf Bikray Kobala) dated 3rd May, 1939, Smt. Biraj Laxmi Devi, wife of Late Prasanna Kumar Chottopadhyay and Sri Din Dayal Chottopadhyay, son of Late Sailendra Nath Chottopadhyay, sold, conveyed and transferred **ALL THAT** piece and parcel of land including Tank measuring 79 Satak or decimal more or less equivalent to 2 Bigha 7 Cottah 12 Chittak 32 Square feet more or less including structure standing thereon in Mouza-Baishnabghata, J.L. No. 28, Touzi No. 151 and 56, under Dag No. 97 (Bagan), 98 (Tank), 99 and 100 (Bastu), Khatian No. 179 and 329, within Police Station-Tollygunge, unto and in favour of Sri Gobardhan Chakraborty, son of Late Jatindra Nath Chakraborty of Dakshin Barasat, Police Station-Joynagar, District 24 Parganas, and the said Deed was registered in the office of the District Sub-Registrar office at Alipore, 24

SKYRISE CONSTRUCTION

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Proprietor

Alok Chakraborty

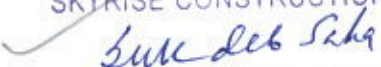
Parganas and recorded in its Book No. 1, Volume No. 49, Pages 112 to 118, Being No. 1597, for the year 1939.

AND WHEREAS by way of said purchase Sri Gobardhan Chakraborty, became the absolute owner of the said property and possessing, occupying and enjoying the aforesaid property peacefully and uninterruptedly, thereafter the Govt. of West Bengal acquired only 38 Satak land under Dag No. 97 (Bagan), Khatian No. 179 in the year 1970.

AND WHEREAS from the remaining property Sri Gobardhan Chakraborty gifted 3.30 Satak bastu land out of 17 Satak bastu land under Dag No. 99, Khatian No. 329 to Smt. Sreelekha Banerjee, by virtue of a registered Deed of Gift, registered in the office of the District Sub-Registrar at Alipore, 24 Parganas and recorded in its Book No. 1, Volume No. 190, Pages 255 to 257, Being No. 5591, for the year 1978.

AND WHEREAS after the Govt. acquisition and gifted land said Gobardhan Chakraborty was the absolute owner of **22** (Twenty two) Cottah **13** (Thirteen) Chittack be the little more or less land as per Deed consisting of a homestead (Bastu) land measuring about **11** Cottah **05** Chittack **00** Square feet more or less along with an old two storied building measuring about **2914** square feet standing thereon AND a Tank measuring about **11** Cottah **08** Chittack **00** Square feet, be the little more or less lying and situate at Mouza - Baishnabghata, Pargana - Khaspur, Touzi No - 151 and 56, J.L. No. 28, Khatian No. 179 and 329 under Dag No. 98, 99 and 100 and possessing, occupying and enjoying the aforesaid property peacefully and uninterruptedly, thereafter he mutated his name in the assessment records of the K.M.C. and the said property was recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047 within the limits of the Kolkata Municipal Corporation Ward No. 100, Borough No. X, District-South 24 Parganas.

AND WHEREAS while thus said Gobardhan Chakraborty had been possessing, occupying and enjoying the aforesaid property as absolute owner rented a

SKYRISE CONSTRUCTION

 Proprietor

portion of said structure to several tenants for his financial support. The said structure subsequently became dilapidated structure.

AND WHEREAS while thus said Gobardhan Chakraborty had been possessing, occupying and enjoying the aforesaid property as absolute owner peacefully and uninterruptedly, died intestate on 15th day of September, 1999 at Sri Aurobinda Seva Kendra, Kolkata - 700068, leaving behind him surviving his wife Smt. Saraswati Chakraborty, two married daughters namely Smt. Sandhya Mukherjee and Smt. Chhanda Mukherjee and two sons namely Sri Amar Chakraborty and Sri Alok Chakraborti as his legal heirs and successors to inherit the said property as per Hindu Succession Act.

AND WHEREAS the legal heirs of the Gobardhan Chakraborty, since deceased, subsequently reconstruct the said dilapidated structure into four RTB Sheds in aggregate measuring about 2450 square feet among which they rehabilitated tenants to an area of 2000 square feet on the said landed property lying and situate at K.M.C. Premises No. 29, Baishnabghata Road, P.S. - Patuli now Netaji Nagar, Kolkata - 700047, within the limits of Ward No. 100, Borough No. X, within the Kolkata Municipal Corporation, District of South 24 Parganas.

AND WHEREAS subsequently Smt. Sandhya Mukherjee died intestate on 6th day of May, 2007 and thereafter her husband known as Sri Sanat Kumar Mukherjee died on 7th day of February, 2011 and both of them had no legal heirs and successors.

AND WHEREAS subsequently Smt. Saraswati Chakraborty died intestate on 26th day of February, 2008 leaving behind her surviving one daughter namely Smt. Chhanda Mukherjee and two sons namely Sri Amar Chakraborty and Sri Alok Chakraborti as the legal heirs and successors of the said Gobardhan Chakraborty to inherit the aforesaid property as per Hindu Succession Act measuring an area of **22** (Twenty two) Cottah **13** (Thirteen) Chittack be the little more or less land as per Deed consisting of a homestead (Bastu) land measuring about **11** Cottah **05** Chittack **00** Square feet more or less along with dilapidated tile shed structure of 20 years old measuring about **2450** square feet standing thereon AND a Tank measuring about **11** Cottah **08**

SKYRISE CONSTRUCTION

Suk Deb Saha
Proprietor

Chittack **00** Square feet, be the little more or less lying and situate at Mouza – Baishnabghata, Pargana – Khaspur, Touzi No – 151 and 56, J.L. No. 28, Khatian No. 179 and 329 under Dag No. 98, 99 and 100, recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, P.S. – Patuli now Netaji Nagar, Kolkata – 700047, within the limits of Ward No. 100, Borough No. X, within the Kolkata Municipal Corporation, District of South 24 Parganas and they have been enjoying the same as joint Owners.

AND WHEREAS the Owners herein Smt. Chhanda Mukherjee, Sri Amar Chakraborty and Sri Alok Chakraborti had been physically seize possessing, occupying and enjoying the aforesaid property as joint Owners measuring an area of **22** (Twenty two) Cottah **13** (Thirteen) Chittack be the little more or less consisting of a homestead (Bastu) land measuring about **11** Cottah **05** Chittack **00** Square feet more or less along with dilapidated tile shed structure of 20 years old measuring about 2450 square feet standing thereon AND a Tank measuring about **11** Cottah **08** Chittack **00** Square feet, be the little more or less lying and situate at Mouza – Baishnabghata, Pargana – Khaspur, Touzi No – 151 and 56, J.L. No. 28, Khatian No. 179 and 329 under Dag No. 98, 99 and 100, recorded their name in the record of the Kolkata Municipal Corporation having Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station–Patuli now Netaji Nagar, Kolkata – 700047, within the limits of Ward No. 100, Borough No. X, within the jurisdiction of the Kolkata Municipal Corporation, District of South 24 Parganas.

AND WHEREAS while seized and possessed the aforesaid property the said Owners/Vendors has agreed to sell and the Purchaser also agreed to purchase of **ALL THAT** the piece and parcel of the homestead (Bastu) land measuring about **11** Cottah **05** Chittack **00** Square feet out of the entire property measuring about **22** (Twenty two) Cottah **13** (Thirteen) Chittack be the little more or less along with dilapidated tile shed structure of 20 years old measuring about 2450 square feet standing thereon lying and situate at Mouza–Baishnabghata, Pargana–Khaspur, Touzi No – 151 and 56, J.L. No. 28, Khatian No. 329 under Dag No. 99 and 100, recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station–Patuli now Netaji Nagar, Kolkata –700047, within the limits of Ward No. 100, Borough No. X, within the jurisdiction of the Kolkata Municipal Corporation,

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 Sure deb Saha
 Proprietor

District of South 24 Parganas along with all easement and quasi-easement right in respect of the said plot of land which is more fully and particularly described in the schedule hereunder written at the total consideration money of **Rs. 1,70,00,000-00** (Rupees one crore seventy lakh) only free from all encumbrances, charges liens etc. and the purchaser having agreed to purchase the same at the price so offered by the Owners/Vendors and the Purchaser have to pay the said consideration amount to the Owners/Vendors herein as per payment schedule given below and the Owners/Vendors herein also acknowledges the same and execute the deed of sale in favour of the Purchaser herein and registered the same.

AND WHEREAS in pursuance of the aforesaid, upon execution of this deed of sale and payment of the entire consideration amount the Owners/Vendors will handed over **ALL THAT** the piece and parcel of the homestead (Bastu) land measuring about **11** Cottah **05** Chittack **00** Square feet be the little more or less along with dilapidated tile shed structure of 20 years old measuring about 2450 square feet standing thereon lying and situate at Mouza - Baishnabghata, Pargana - Khaspur, Touzi No - 151 and 56, J.L. No. 28, Khatian No. 329 under Dag No. 99 and 100, recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, within the limits of Ward No. 100, Borough No. X, within the jurisdiction of the Kolkata Municipal Corporation, District of South 24 Parganas to the Purchaser herein and the Owners/Vendors, at the request of the Purchaser is hereby completing the transaction by execution of the relevant deed of conveyance in respect of the said land as fully mentioned in the schedule written hereunder together with the exclusive rights, amenities, facilities, benefits, easements, quasi easements and appurtenances, appertaining to or connected with the use and enjoyment of the said plot as fully mentioned in the schedule hereunder unto and in favour of the Purchaser herein with execution of these presents.

AND WHEREAS that the Purchaser shall also be entitled to sell, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendors after taking possession and/or registration paying full and final consideration to the Vendors herein.

SKYRISE CONSTRUCTION

Sujeet Deb Saha

Proprietor

AND WHEREAS that the Vendors will offer wherever the situation demands all assistance to the Purchaser for mutation of the plot etc. with concerning Kolkata Municipal Corporation and other authorities.

AND WHEREAS that the said Vendors undertakes to produce to the Purchaser for examination of all original documents/papers such as title deed, Khajna receipt, plan, if any, and also deliver all the original documents to the Purchaser and to answer queries for determination for good or marketable title of the property.

AND WHEREAS it is also be noted that upon execution of these presents, the Purchaser will have the right to mutate the said property in his name. In the event of any requirement for getting the said property mutated and the Vendors will bound to co-operate the Purchaser to make the mutation of said plot mutated in his name in respect of the said plot.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said agreed sum of **Rs. 1,70,00,000-00** (Rupees one crore seventy lakh) only paid to the Vendors by the Purchaser (the receipt whereof the Vendors doth hereby and also by separate receipt hereunder written admit and acknowledge to have received the same) and the Vendors in terms and in compliance of the agreement doth hereby acquit release and discharge forever the said property comprising of **ALL THAT** the piece and parcel of the homestead (Bastu) land measuring about **11 Cottah 05 Chittack 00** Square feet be the little more or less along with dilapidated tile shed structure of 20 years old measuring about 2450 square feet standing thereon lying and situate at Mouza-Baishnabghata, Pargana-Khaspur, Touzi No - 151 and 56, J.L. No. 28, Khatian No. 329 under Dag No. 99 and 100, recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station - Patuli now Netaji Nagar, Kolkata-700047, within the limits of Ward No. 100, Borough No. X, within the jurisdiction of the Kolkata Municipal Corporation, District of South 24 Parganas (described in the schedule hereunder written) to the purchaser TO HAVE AND TO HOLD the 'said property' hereby granted sold conveyed transferred assigned and assured and every part or parts thereof absolutely, forever and free from all encumbrances.

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Sure Deb Saha
Proprietor

THE VENDORS DO TH HEREBY DECLARE TO THE PURCHASER as follows

:-

1. That the Vendors are well and sufficiently entitled to and have seized and possessed of and is well and sufficiently entitled to the said property together with the benefit and entitlement attached thereto like right of easement to and from the said property through the road adjacent thereto and bringing water connection, electricity, telephone etc, hereby sold granted conveyed transferred and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner of condition use trust whatsoever. The Vendors has now good right full power and absolute authority to sell grant convey transfer assign and assure the said property with all their estate right title interest property claim and demand whatsoever into or upon the 'said property' unto the purchaser free from all encumbrances trust liens and attachments whatsoever.

II. That the Purchaser, shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive the rents issues and profits 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.

III. That the 'said property' is free and clear and clearly and absolutely and well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former or other estates rights titles interests liens charges and encumbrances whatsoever created made done occasioned or suffered by them or any of their predecessors-in-title or any person or persons rightfully claiming from under or in trust for them.

IV. That the Vendors and all persons claiming any right title or interest in the said property through from under or in trust for the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds and things

✓ SKYRISE CONSTRUCTION

Sue Lee Sate
Proprietor

for more perfectly assuring the said property hereby conveyed unto the Purchaser which may be reasonably required.

V. The Vendors will not do anything whereby the rights of the Purchaser hereunder may be prejudicially affected and shall do all act as may be necessary to ensure the rights available to the Purchaser as Purchaser of the said property.

VI. The Vendors will, simultaneously upon execution of these presents, handover to the Purchaser title deed and all other documents in original in respect of the said property and also deliver the peaceful vacant possession of this landed property.

VII. The Vendors will, simultaneously upon execution of these presents, deliver the peaceful vacant physical possession of the said property to the Purchaser.

VIII. AND THAT the Vendors are divested of all their rights, title interest in the said plot of land as fully mentioned in the Schedule written hereunder from today and hereby the Purchaser acquire good right, full power and absolute authority over the said plot of land together with all sorts of right of easements, privileges appurtenant thereto and the Purchaser are hereby entitled to deal with the said plot of land in any manner he like and the Purchaser has absolute right to use, enjoy, possess and/or to dispose of the said plot of land whether by sale, lease, gift, alienate or mortgage or by any kind of transfer according to his desire and necessity without any objection and/or claim from *or by the Vendors. Further the Purchaser shall have every right to mutation or substitution of his name as beneficial owner of the said plot of land, in the relevant records of the appropriate forum or elsewhere, in place and instead of the name of the Vendors herein after completion of the transaction by execution and registration of the present deed of conveyance pertaining to the said plot of land.*

IX. THAT the Vendors herein have received from Purchaser herein the total sum amounting to **Rs. 1,70,00,000-00** (Rupees one crore seventy lakh) only as and in the manner described in the memo of consideration hereunder

SKYRISE CONSTRUCTION

Sujeet Deb Saha
Proprietor

written and hereafter the Vendors herein shall have no claim or demand on account of the said plot of land and all other legitimate rights and benefits hereby conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the **PROPERTY**)

ALL THAT piece and parcel of homestead (Bastu) land measuring about 11 Cottah 05 Chittack 00 Square feet be the little more or less along with dilapidated tile shed structure of 20 years old measuring about 2450 square feet more or less standing thereon, lying and situate at Mouza-Baishnabghata, Pargana-Khaspur, Touzi No. 151 and 56, J.L. No. 28, Khatian No. 329 under Dag No. 99 and 100, recorded as K.M.C. Premises No. 29, Baishnabghata Road, vide Assessee no. 21-100-03-0078-4, Police Station-Patuli now Netaji Nagar, Kolkata-700047, within the limits of Ward No. 100, Borough No. X, within the jurisdiction of the Kolkata Municipal Corporation, District of South 24 Parganas along with all other easement rights appurtenant thereto, which is butted and bounded as follows :-

ON THE NORTH : By Premises No. 29A, Baishnabghata Road
and 12 feet wide K.M.C.Road

ON THE SOUTH : By Premises No. 28, Baishnabghata Road

ON THE EAST : By Tank

ON THE WEST : By 15 Feet wide K.M.C. Road

Shri Chakrabarti

IN WITNESS WHEREOF the parties hereto subscribed their signature this the

SKYRISE CONSTRUCTION

Sunil Deb Saha
Proprietor

day month and year first above written.

Signed sealed and delivered

By the parties in the presence of :

1. Basu Deb Saha
6/6A, Netaji Nagar
Kolkata - 700092

1. Chanda Mukherjee

2. Anam Chakraborty

3. Anok Chakraborty

(VENDORS)

2. Soumen Chakraborty
54/10, Lotus Park.
Kolkata - 700047

M/S. SKYRISE CONSTRUCTION

Sule Deb Saha

Proprietor

(PURCHASER)

Drafted by me and prepared in my office


[SUBIT MAJUMDAR]
Advocate

High Court, Calcutta

Kolkata - 700001

Enrolment No. WB/242/2004


SKYRISE CONSTRUCTION
Sule Deb Saha
Proprietor

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 1,70,00,000-00** (Rupees one crore seventy lakh) only as full and final consideration money in the following manner ;

BANK NAME	DATE	CHQ. NO.	AMOUNT
Punjab & Sind	13.06.2014	433209	5,00,000.00
Punjab & Sind	13.06.2014	433210	5,00,000.00
Punjab & Sind	13.06.2014	433211	5,00,000.00
Yes Bank	15.01.2021	823751	9,00,000.00
Yes Bank	30.03.2021	RTGS	8,50,000.00
Yes Bank	16.04.2021	RTGS	5,50,000.00
Bank of Baroda	15.09.2021	RTGS	44,00,000.00
Bank of Baroda	15.09.2021	RTGS	44,00,000.00
Bank of Baroda	15.09.2021	RTGS	44,00,000.00
TOTAL =			1,70,00,000.00

WITNESSES :-

1. Basu deb Saha

Chanda Mukherjee
Anas Chakraborty

Ack Chakraborty

2. Souzav Chakraborty

VENDORS

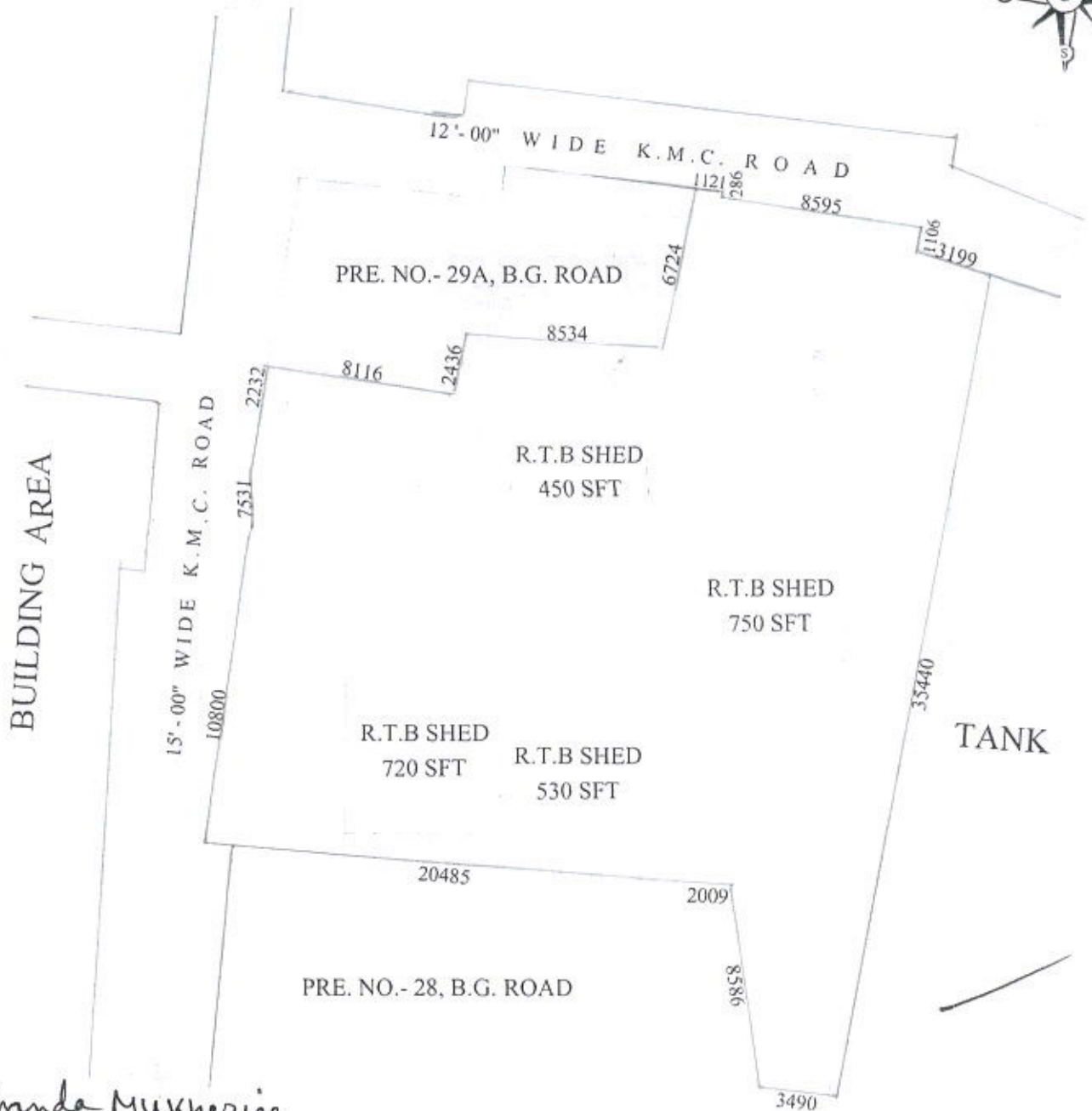
SKYRISE CONSTRUCTION

✓
Sudeb Saha

Proprietor

SITE PLAN OF A LAND AT MOUZA - BAISHNABGHATA, DAG NO.- 99, 100, KHATIAN NO.- 329, UNDER K.M.C. PREMISES NO.- 29, BAISHNABGHATA ROAD, WARD NO.- 100, BOROUGH - X, P.S.- NETAJI NAGAR. KOLKATA - 700047.

AREA OF LAND - 756.689 SQM = 8145 SFT = 11 K - 05 CH - 00 SFT
 AREA DEMARCATED BY RED BORDER














Chanda Mukherjee
Anand Chatterjee
Alok Chakraborty
 SIGNATURE OF OWNERS

SKYRISE CONSTRUCTION
Sule Ibb Sahe
 Proprietor

SKYRISE CONSTRUCTION
Sule Ibb Sahe
 Proprietor
 SIGNATURE OF PURCHASER












Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name CHHANDA MUKHERJEE

Signature Chhanda Mukherjee









Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name AMAR CHAKRABORTY

Signature Amar Chakraborty

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name ALOK CHAKRABORTY












Signature Alok Chakraborty

SKYRISE CONSTRUCTION

Sule del Saka

Proprietor

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name..... SUKDEB SAHA

Signature..... Sukdeb Saha

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left Hand					
	Right Hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left Hand					
	Right Hand					

Name.....

SKYRISE CONSTRUCTION

 Proprietor

Signature.....

Major Information of the Deed

Deed No :	I-1603-07812/2021	Date of Registration	15/09/2021
Query No / Year	1603-2001580469/2021	Office where deed is registered	
Query Date	23/08/2021 11:59:01 PM	1603-2001580469/2021	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 2,22,87,260/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,14,483/- (Article:23)	Rs. 2,22,919/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Road, , Premises No: 29, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		11 Katha 5 Chatak 1,65,00,000/-	2,16,75,373/-	Width of Approach Road: 15 Ft.,
Grand Total :					18.6656Dec	165,00,000 /-	216,75,373 /-









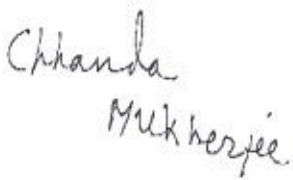
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2450 Sq Ft.	5,00,000/-	6,11,887/-	Structure Type: Structure
Gr. Floor, Area of floor : 2450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2450 sq ft	5,00,000 /-	6,11,887 /-	

SKYRISE CONSTRUCTION

Subit Majumdar
Proprietor

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ALOK CHAKRABORTI Son of Mr Gobardhan Chakraborti Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
Uttar Kalikapur, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:-South24-Parganas, West Bengal, India, PIN:- 743372 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr AMAR CHAKRABORTY Son of Late Gobardhan Chakraborty Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
Uttar Kalikapur, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:-South24-Parganas, West Bengal, India, PIN:- 743372 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr CHHANDA MUKHERJEE Son of Late Ajoy Kumar Mukherjee Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
8, Baishnabghata Road,, City:- , P.O:- Naktala, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office				



SKYRISE CONSTRUCTION

Sudeb Saha
Proprietor



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYRISE CONSTRUCTION 130E, Raja Subodh Chandra Mullick Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: APxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUKDEB SAHA (Presentant) Son of Late Banimadhab Saha Date of Execution - 15/09/2021, , Admitted by: Self, Date of Admission: 15/09/2021, Place of Admission of Execution: Office	 Sep 15 2021 2:16PM	 LTI 13/09/2021	<i>Sukdeb Saha.</i> 15/09/2021
6/6A, Netaji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx9J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYRISE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty 54/10, Lotus Park, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	 15/09/2021	 15/09/2021	<i>Sourav Chakraborty</i> 15/09/2021
Identifier Of Mr ALOK CHAKRABORTI, Mr SUKDEB SAHA, Mr AMAR CHAKRABORTY, Mr CHHANDA MUKHERJEE			

✓ SKYRISE CONSTRUCTION
Sukdeb Saha
Proprietor

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOK CHAKRABORTI	SKYRISE CONSTRUCTION-6.22188 Dec
2	Mr AMAR CHAKRABORTY	SKYRISE CONSTRUCTION-6.22188 Dec
3	Mr CHHANDA MUKHERJEE	SKYRISE CONSTRUCTION-6.22188 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOK CHAKRABORTI	SKYRISE CONSTRUCTION-816.66666700 Sq Ft
2	Mr AMAR CHAKRABORTY	SKYRISE CONSTRUCTION-816.66666700 Sq Ft
3	Mr CHHANDA MUKHERJEE	SKYRISE CONSTRUCTION-816.66666700 Sq Ft

SKYRISE CONSTRUCTION


Sule Deb Saha
Proprietor

Endorsement For Deed Number : I - 160307812 / 2021

On 15-09-2021

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.

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

Presented for registration at 13:24 hrs on 15-09-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUKDEB SAHA ,.

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 2,22,87,260/-

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

Execution is admitted on 15/09/2021 by 1. Mr ALOK CHAKRABORTI, Son of Mr Gobardhan Chakraborti, Uttar Kalikapur, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession Business, 2. Mr AMAR CHAKRABORTY, Son of Late Gobardhan Chakraborty, Uttar Kalikapur, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession Business, 3. Mr CHHANDA MUKHERJEE, Son of Late Ajoy Kumar Mukherjee, 8, Baishnabghata Road,, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-09-2021 by Mr SUKDEB SAHA, Proprietor, SKYRISE CONSTRUCTION (Sole Proprietorship), 130E, Raja Subodh Chandra Mullick Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,22,919/- (A(1) = Rs 2,22,873/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,22,887/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2021 12:00AM with Govt. Ref. No: 192021220075208772 on 09-09-2021, Amount Rs: 2,17,578/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90060345 on 10-09-2021, Head of Account 0030-03-104-001-16 Online on 15/09/2021 1:19PM with Govt. Ref. No: 192021220078772291 on 15-09-2021, Amount Rs: 5,309/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR4213263 on 15-09-2021, Head of Account 0030-03-104-001-16

SKYRISE CONSTRUCTION
Sukdeb Saha
Proprietor

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,14,383/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 11,14,383/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AE7583, Amount: Rs.100/-, Date of Purchase: 26/06/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/09/2021 12:00AM with Govt. Ref. No: 192021220075208772 on 09-09-2021, Amount Rs: 10,87,839/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90060345 on 10-09-2021, Head of Account 0030-02-103-003-02
Online on 15/09/2021 1:19PM with Govt. Ref. No: 192021220078772291 on 15-09-2021, Amount Rs: 26,544/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKR4213263 on 15-09-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

SKYRISE CONSTRUCTION

 **Sule deb Saha**
Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 240780 to 240811
being No 160307812 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.09.29 14:12:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/09/29 02:12:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

SKYRISE CONSTRUCTION

Sule deb Saha
Proprietor

(This document is digitally signed.)