

7832/16

I-06967/16 I

6926/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 984362

2-52
2/135286/

Certified that the document is admitted in registration. The signature shown/s and the endorsement shown attached with the document are the part of this document.

Sub-Registrar
Sipah, South 24 Parganas

18 OCT 2016

THIS DEED OF CONVEYANCE made on this the 32nd day of October, Two Thousand Sixteen (2016).

B E T W E E N

29 SEP 2016

No. 16304 Rs. 500/- Date.....

Name:.....

Address:.....

Vendor: Subhankar Das
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

SUBIT MAJUMDAR
Advocate
Alipore Judge's Court
Bar Library No. 2
Kolkata- 700 027



Signature.....

03 OCT 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Tarun Kant Das
Alipore Judges Court
Kol-27.

(1) **SMT. UMA GHOSH**, wife of Late Swapan Kumar Ghosh, by occupation – Housewife, having PAN : **AJFPG8303E**, by faith – Hindu, by nationality – Indian, residing at P-1/1, Sankar Bose Road, Saptarshi Housing Society, Flat No. A-7, Post Office – Chetla, Police Station – Chetla, Kolkata – 700027, (2) **SRI SUMIT KUMAR GHOSH**, son of Late Swapan Kumar Ghosh, by occupation – Business, having PAN : **AIXPG5267A**, by faith – Hindu, by nationality – Indian, residing at Village & Post – South Ramnagar, Police Station – Baruipur, PIN : 743387, District : South 24 Parganas (3) **SMT. DEBARATI GHOSH**, wife of Sri Shibaji Ghosh, by occupation – Service, having PAN : **ASFPG1511R**, by faith – Hindu, by nationality – Indian, residing at Village & Post – South Ramnagar, Police Station – Baruipur, PIN : 743387, District : South 24 Parganas, (4) **SRI JUGAL KISHORE MONDAL**, son of Late Manik Chandra Mondal, by occupation – Business, by faith – Hindu, by nationality – Indian, residing at Village & Post – Shikharbali, Police Station – Baruipur, PIN : 743387, District : South 24 Parganas, hereinafter jointly 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

SKYRISE CONSTRUCTION, a proprietorship Firm, having it's office at-130E, Raja Subodh Chandra Mullick Road, P.S. – Jadavpur thereafter Patuli now Netaji nagar, Kolkata-700047, represented by it's sole proprietor **SRI SUKDEB SAHA**, son of Late Benimadhab Saha, by occupation-Business, by nationality-Indian, by faith-Hindu, residing at 6/6A, Netaji Nagar, P.O.-Regent Estate, P.S.- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700092, having PAN - APSPS1079J, 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**”.



Signature.....

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ALIPORE SOUTH 24 PGS.

A N D

SRI MANISH GUPTA, son of Late Ram Karan Gupta, by occupation-Business, by nationality-Indian, by faith-Hindu, residing at 32B, Ganesh Chandra Avenue, Post Office - Bow Bazar, Police Station - Bow Bazar, Kolkata - 700013, having PAN - **ADQPG3669J**, hereinafter called and referred to as **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the "THIRD PART".

WHEREAS all that piece and parcel of land under development scheme being Plot No. 22, measuring about 03 Cottahs 09 Chittacks 39 Square Feet more or less lying and situate at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Bansdrani, Kolkata - 700084, also locally known as 81, Vivek Park, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, within the limits of the K.M.C. ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8. This is the subject matter of this presents. This is more fully and particularly described in the schedule hereunder written.

AND WHEREAS by a Bengali Deed of Sale dated 13.03.1959 one Sri Nanda Lal Das, sold, conveyed and transferred ALL THAT piece and parcel of land measuring about 88 satak in Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdrani, Kolkata - 700084, District South 24 parganas unto and in favour of Sri Aparesh Chandra Chowdhury, son of Late Anukul Chowdhury of Vill : Sarada Pally, Bhadreswar, Police Station - Bhadreswar, District : Hooghly, West Bengal and the said deed was registered in Alipore sadar District Registry office at Alipore and recorded in Book No. - I, Volume No. 42, Pages from 172 to 177, Being NO. 2346, for the year 1959. After the said purchase Sri Aparesh Chandra Chowdhury made an development scheme for the aforesaid land by dividing into several plots.

contd . . p/4



Signature.....

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ALIPORE, SOUTH 24 PGS.

AND WHEREAS by a Bengali Deed of Sale dated 28.04.1959 aforesaid Sri Aparesh Chandra Chowdhury sold, conveyed and transferred all that piece and parcel of land measuring about 03 Cottahs 14 Chittacks 22 Square Feet more or less, being Plot No. 22 of the said development scheme lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdrone, Kolkata - 700084, District : 24 Parganas (now South 24 Parganas) out of his total 88 satak land unto and in favour of one Smt. Prafulla Bala Gupta, and the said deed was registered in Alipore sadar District Registry office at Alipore and recorded in Book No. - I, Volume No. 65, Pages from 265 to 271, Being No. 4169, for the year 1959. Subsequently she mutated the said landed property in her name in the assessment records of the K.M.C. and the premises was known as K.M.C. Premises no. 89, Vivek Park, P.S. Regent Park now Bansdrone, Kolkata - 700084, within the limits of the Kolkata Municipal Corporation, ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8.

AND WHEREAS by a Bengali Deed of Sale dated 27.06.1997 aforesaid Smt. Prafulla Bala Gupta sold, conveyed and transferred all that piece and parcel of land measuring about 03 Cottahs 14 Chittacks 22 Square Feet more or less, being Plot No. 22 of the said development scheme lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdrone, Kolkata - 700084, District : South 24 Parganas) unto and in favour of one Sri Jugal Kishore Mondal, and Sri Swapan Kumar Ghosh and the said deed was registered in the office of the District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. - I, Volume No. 32, Pages from 488 to 495, Being No. 1127, for the year 1997. Subsequently they mutated the said landed property in their name in the assessment records of the K.M.C. and the premises was known as K.M.C. Premises no. 89, Vivek Park, P.S. Regent Park now Bansdrone, Kolkata - 700084, also locally known as 81, Vivek Park, P.S. Regent Park now Bansdrone, Kolkata - 700084, within the limits of the Kolkata Municipal



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ALIPORE, SOUTH 24 PGS.

Corporation, ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8 (which is more fully described in the schedule hereunder written and hereinafter referred to as the "SAID PROPERTY") and enjoying the same free from all encumbrances.

AND WHEREAS while the said Sri Jugal Kishore Mondal and Sri Swapan Kumar Ghosh had been possessing, occupying and enjoying the said property as joint owners, Sri Jugal Kishore Mondal for his urgent need of cash money is desires to sale of his undivided $\frac{1}{2}$ share in the said property at or for the price or consideration of Rs. 6,20,000-00 (Rupees Six lacs twenty thousand only) free from all encumbrances and requested and offered for purchased to the other co-owner Sri Swapan Kumar Ghosh but the said Sri Swapan Kumar Ghosh is not willing to purchase undivided $\frac{1}{2}$ share of the said property and consented of such proposal of the said Sri Jugal Kishore Mondal.

AND WHEREAS thereafter at the request of the said Sri Jugal Kishore Mondal the Agreement holder/Confirming Party herein, agreed to purchase undivided $\frac{1}{2}$ share of the said property with the consent of other co-owner Sri Swapan Kumar Ghosh, accordingly they made an agreement for sale dated 02.03.2008 and paid total price or consideration of Rs. 6,20,000-00 (Rupees Six lacs Twenty thousand only) on the even date by the purchaser to the vendor therein, for the undivided $\frac{1}{2}$ share of the said property. But due to financial constrain Sri Manish Gupta couldn't complete registration of Deed of Sale.

AND WHEREAS while thus said Sri Jugal Kishore Mondal and Sri Swapan Kumar Ghosh had been possessing, occupying and enjoying the said property as joint owners along with Sri Manish Gupta as Agreement Holder, Sri Swapan Kumar Ghosh died intestate on 13.03.2015 leaving behind him surviving his wife Smt. Uma Ghosh, one son Sri Sumit Kumar Ghosh and one married daughter Smt. Debarati Ghosh as his only legal heirs and successors to inherit his undivided $\frac{1}{2}$ share in the said property.

AND WHEREAS after the sad demise of Swapan Kumar Ghosh, the present owners



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become Sri Jugal Kishore Mondal, Smt. Uma Ghosh, Sri Sumit Kumar Ghosh and Smt. Debarati Ghosh in respect of the said property and enjoying the same free from all encumbrances. Thereafter they mutated their name in the assessment registrar of the K.M.C. known as Premises no. 89, Vivek Park, P.S. Regent Park now Bansdrone, Kolkata - 700084, also locally known as 81, Vivek Park, P.S. Regent Park now Bansdrone, Kolkata - 700084, within the limits of the Kolkata Municipal Corporation, ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8.

AND WHEREAS the vendors and the confirming party herein is desirous to sell the said property along with all user and easement rights attached therein and thereto and coming to know such desire and intention of the vendors/owners and the Agreement Holder/Confirming Party herein, the purchaser hereto approached and offered to purchase the said property, as more fully and particularly mentioned and described in the schedule hereunder written, at a total price or consideration amount of Rs. 47,50,000-00 (Rupees Forty-seven lacs fifty thousand) only, which was accepted by the vendors and the confirming party herein and agreed to sell the said property unto and in favour of the purchaser/ second party hereto.

AND WHEREAS the said premise is free from all encumbrances, liens, charges, lispendences whatsoever and has a good and marketable title.

AND WHEREAS at present as per physical measurement the actual landed area became 03 Cottahs 09 Chittacks 39 Square Feet more or less, lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdrone, Kolkata - 700084, District : South 24 Parganas having K.M.C. Premises No. 89, Vivek Park, also locally known as 81, Vivek park, Post Office Garia, Police Station Regent Park now Bansdrone, Kolkata - 700084, within the limits of the K.M.C. ward No. 111, Borough No. XI, within the jurisdiction of the Kolkata Municipal Corporation

AND WHEREAS the Owners/Vendors along with Confirming Party herein has intended to sell and the Purchaser has intended to purchase the said homestead



Signature.....

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land being Plot No. 22 of the said development scheme measuring about 03 Cottahs 09 Chittacks 39 Square Feet more or less, lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdroni, Kolkata - 700084, District : South 24 Parganas having K.M.C. Premises No. 89, Vivek Park, also locally known as 81, Vivek park, Post Office Garia, Police Station Regent Park now Bansdroni, Kolkata - 700084, within the limits of the K.M.C. ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8 within the jurisdiction of the Kolkata Municipal Corporation (more fully and particularly described in schedule 'A' hereunder written and hereinafter be referred to as the 'SAID PROPERTY') for the terms and conditions mentioned hereunder.

AND WHEREAS that by an agreement for sale made on 31st day of July, 2016 between the Owners/Vendors herein of the first part and the Purchaser herein of the second part and the Confirming Party of the Third Part whereby the parties therein agreed on the terms inter alia (i) The Owners/Vendors would sell said landed property measuring about 03 Cottahs 09 Chittacks 39 Square Feet be the little more or less (more fully and particularly described in the Schedule 'A' hereunder written and hereinafter be referred to as the 'SAID PROPERTY') and (ii) the Purchaser would pay to the Owners/Vendors and the Confirming Party a sum of Rs. 47,50,000-00 (Rupees Forty-seven lacs fifty thousand) only for the said property .

AND WHEREAS the Purchaser has now paid the total consideration amount to the tune of Rs. 47,50,000-00 (Rupees Forty-seven lacs fifty thousand) only at the time of execution and registration of this Deed of Conveyance in respect of the said landed property.

AND WHEREAS that the Purchaser has now called upon the Vendors/Owners and the Confirming Party to execute and register a proper Deed of Conveyance to complete the sell and transfer the said property in favour of the Purchaser, so that



Signature.....

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the Purchaser can own and possess the said landed property for ever, absolutely and free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said total sum of **Rs. 47,50,000-00** (Rupees Forty-seven lacs fifty thousand) only, which the Purchaser, before the execution of these presents, paid to the Owners/Vendors along with the Confirming Party for the said property (the receipt whereof the Owners/Vendors and Confirming Party doth hereby and also by separate receipt hereunder written admit and acknowledge to have received the same) the Owners/Vendors and the Confirming Party in terms and in compliance of the agreement doth hereby sell acquit release and discharge absolutely forever and free from all encumbrances the said landed property measuring about 03 (Three) Cottah 09 (Nine) Chittak 39 (Thirty-nine) Square Feet be the little more or less together with a tile shed structure standing thereon measuring about 100 Square Feet including all the easement rights attached thereto lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdroni, Kolkata - 700084, District : South 24 Parganas having K.M.C. Premises No. 89, Vivek Park, also locally known as 81, Vivek park, Post Office Garia, Police Station Regent Park now Bansdroni, Kolkata - 700084, within the limits of the K.M.C. ward No. 111, Borough No. XI, being assessce no. 31-111-27-0089-8 within the jurisdiction of the Kolkata Municipal Corporation the said property is described in the Schedule-A hereunder written and is shown in the plan/map annexed hereto and bordered thereon with 'RED' verge) 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 to and unto the Purchaser.

THE OWNERS/VENDORS and AGREEMENT HOLDER/CONFIRMING PARTY DOTI
HEREBY DECLARE TO THE PURCHASER as follows :-

- I. That the Owners/Vendors along with Agreement Holder/Confirming Party

contd . . p/9



Signature.....

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are seized and possessed of and well and sufficiently entitled to the said landed property together with the benefit and entitlement attached thereto 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 Owners/Vendors have 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 Owners/Vendors along with Agreement Holder/Confirming Party 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 exonerated and discharged from or by the Owners/Vendors along with Agreement Holder/Confirming Party or their predecessors-in-titles 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. The Owners/Vendors and the Confirming Party hereby delivered khas peaceful physical possession unto the purchaser free from all encumbrances.

IV. That the Owners/Vendors along with Agreement Holder/Confirming Party and all persons claiming any right title or interest in the said property through from under or in trust for the Owners/Vendors and the Confirming Party 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 for more



Signature.....

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

V. That the Owners/Vendors and the Confirming Party shall not do anything whereby the rights of the Purchaser 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.

SCHEDULE 'A' AS REFERRED TO HEREINABOVE

(Description of the said PROPERTY)

ALL THAT the piece and parcel of a homestead land measuring about 03 (Three) Cottah 09 (Nine) Chittak 39 (Thirty-nine) Square Feet be the little more or less together with a tile shed structure standing thereon measuring about 100 Square Feet including all the easement rights attached thereto lying and situated at Mouza - Kamdahari, Pargana- Magura, Touzi No. 1347/2834, J.L. No. 49, R.S. No. 200, R.S. Khatian No. 450, under Dag No. 410, within P.S. Tollygunge thereafter Regent Park now Bansdronei, Kolkata - 700084, District : South 24 Parganas having K.M.C. Premises No. 89, Vivek Park, also locally known as 81, Vivek park, Post Office Garia, Police Station Regent Park now Bansdronei, Kolkata - 700084, within the limits of the K.M.C. ward No. 111, Borough No. XI, being assessee no. 31-111-27-0089-8 within the jurisdiction of the Kolkata Municipal Corporation and the said landed property is delineated with the RED border line in the plan annexed herewith under the terms and conditions mentioned as herein above written

contd . . p/11



Signature.....

03 OCT 2010

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

including all the easement rights attached thereto and butted and bounded in the following manner :

ON THE NORTH : By Tally's Nala

ON THE EAST : By Land of Rohini Kumar Basu

ON THE SOUTH : By Plot of Land being No. 23 of Development
Scheme

ON THE WEST : By Plot of Land being No. 21 of Development
Scheme

IN WITNESS WHEREOF the parties hereto put their respective hands and seal on

contd . . p/12



Signature.....

08 OCT 2016

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

this presents on the day month and year first above written.

WITNESSES:

1. Debajyoti Kanti Saha.
8/A, Detyi Nagar
KOL- 700092

1. Uma Ghosh.

2. ~~Prithu~~ Surjit Kumar Ghosh

3. Debarati - Ghosh.

4. Jugal Kumar Mandal

OWNERS / VENDORS

SKYRISE CONSTRUCTION

Sudeeb Saha.

Proprietor

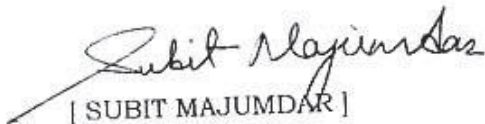
PURCHASER

Mamish Gupta

CONFIRMING PARTY

2. Anil Kumar Mitra
Flat No 80/A
Nov- vish Apartment
Goia Main Rd.
KOL- 86

Drafted by me and prepared in my office


[SUBIT MAJUMDAR]

Advocate

Alipore Judges Court

Bar Association Library No. 2

Kolkata - 700027

Enrolment No. WB/242/2004



Signature.....

03 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

MEMO OF CONSIDERATION

R E C E I V E D by Smt. Uma Ghosh, Sri Sumit Kumar Ghosh, Smt. Debarati Ghosh and Sri Jugal Kishore Mondal, the Vendors / Owners herein from the within named Purchaser Sri Sukdeb Saha, proprietor of Skyrise Construction the within mentioned sum of **Rs. 23,00,000-00** (Rupces Twenty-three lacs) only in the following manner :

Date	Bank	Branch	Bank Draft No.	Amount (Rs.)
01.10.2016	Yes Bank	Tollygunge	765353	6,00,000-00
01.10.2016	Yes Bank	Tollygunge	765354	6,00,000-00
01.10.2016	Yes Bank	Tollygunge	765355	11,00,000-00

WITNESSES:

1. *Sukdeb Saha*

2. *Anil Kumar Mitra*

1. *Uma Ghosh*

2. *Sumit Kumar Ghosh*

3. *Debarati Ghosh*

4. *Jugal Kishore Mondal*

OWNERS / VENDORS



Signature.....

09 OCT 2016

**ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.**

MEMO OF CONSIDERATION

RECEIVED by Sri Manish Gupta, the Confirming Party herein from the within named Purchaser Sri Sukdeb Saha, proprietor of Skyrise Construction, the within mentioned sum of **Rs. 24,50,000-00** (Rupees Twenty-four lacs fifty thousand) only in the following manner :

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
01.10.2016	Yes Bank	Tollygunge	765356	8,50,000-00
01.10.2016	Yes Bank	Tollygunge	765357	9,00,000-00
01.10.2016	Yes Bank	Tollygunge	765358	7,00,000-00

WITNESSES:

1. *Debadynit Ranti Saha.*

2. *Anil Kumar Mitra*

Manish Gupta

CONFIRMING PARTY



Signature.....

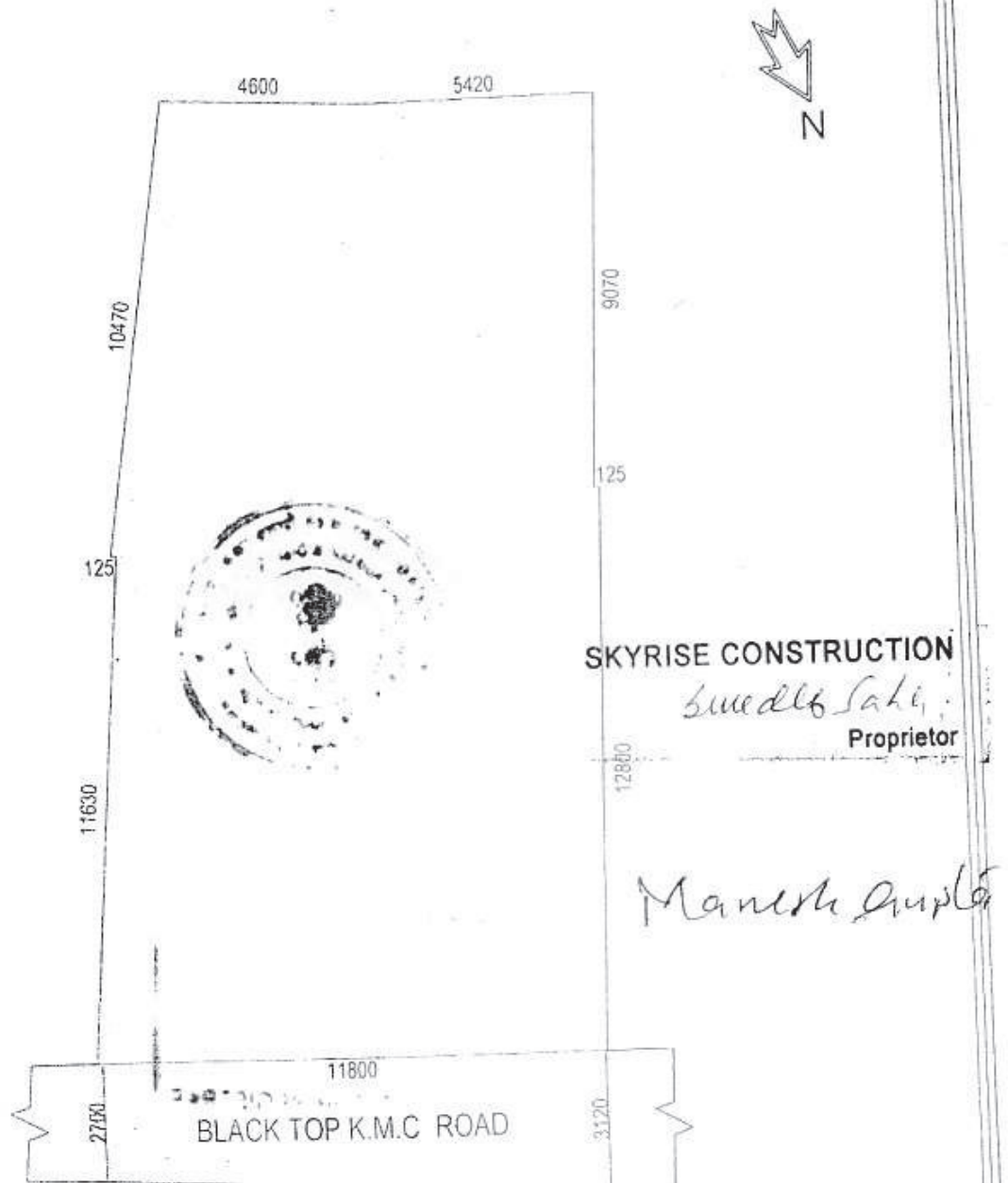
03 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SITE PLAN SHOWN THE BOUNDARY AT PREMISES NO.- 89,
VIVEK PARK. UNDER K.M.C. WARD NO.- 111, BOROUGH NO.- XI.
P.S. - BANSDRONI. KOLKATA - 700084.

AREA OF LAND : 03 KT.- 09 CH. - 39 SQ.FT. (241.963 SQ.M.)

SCALE :- 1:150



Uma Ghosh.

~~Pratik~~ Sunil Kumar Ghosh

Debarati Ghosh, Jugal Kumar Mandal

MOT...












10/10/16



Signature.....


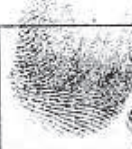








03 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

		Thumb	1 st finger	middle finger	ring finger	small finger
 Uma Ghosh	Left hand					
	Right hand					










Name..... Uma Ghosh.

Signature..... Uma Ghosh.

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name..... SUMIT KUMAR GHOSH

Signature..... Sumit Kumar Ghosh

		Thumb	1 st finger	middle finger	ring finger	small finger
 Debarati Ghosh	Left Hand					
	Right Hand					

Name..... Debarati Ghosh.

Signature..... Debarati Ghosh.



Signature.....

09 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.








Thumb 1st finger middle finger ring finger small finger

 Jugal Kishore Mondal	Left hand					
	Right hand					

Name JUGAL KISHORE MONDAL

Signature Jugal Kishore Mondal

Thumb 1st finger middle finger ring finger small finger

 Sukdeb Saha	Left Hand					
	Right Hand					

Name SUKDEB SAHA

Signature Sukdeb Saha

Thumb 1st finger middle finger ring finger small finger

 Manish Gupta	Left Hand					
	Right Hand					

Name Manish Gupta

Signature Manish Gupta



[Handwritten signature]

Signature.....
03 OCT 2019
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

State Bank Of India

Home Branch : 05368
 GRN : 192016170025113972
 GRN Date : 29/09/2016

Payment Mode : Counter Payment
 Bank Ref No : 024665688
 Transaction Date : 9/29/2016 12:17:55 PM

Depositor ID : 16050001352861/3/2016

Depositor Name : nandini Saha

Payment Details:

SR No	Major Head	Sub Major Head	Minor Head	Budget Head	Scheme Code	HOA Description	Amount
1	0030	02	103	003	02	Property Registration-Stamp duty	331521
2	0030	03	104	001	16	Property Registration-Registration Fees	79192

Total Amount Paid : 410713

Signature of Bank Official :

Date :



FORM NO. 60

(See third proviso to of rule 114B)

Form of declaration to be filled by a person who does not have either a Permanent Account Number of General Index Register Number and who makes payment in case in respect of transaction specified in clause (a) to (h) of rule 114B

1. Full name and address of declarant Jugal Mondal
Nasran Para Shikhar Bali Bainsi
2. Particulars of Transaction Sal -
3. Amount of Transaction 24,50,000/-
4. Are you assessed to Tax
5. If Yes / No Yes
- i) Details of Ward / Circle / Range where the last return of income was filed?
- ii) Reasons for not have permanent account number / General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Verification

I Jugal Mondal do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified to the 32 day of October 2016.

Date 3/10/16
Place Nasran Para

Jugal Keshore Mondal
Signature of the Declarant

INSTRUCTION

Document which can be produced in support of the address area

- a) Ration Card
- b) Passport
- c) Driving Licence
- d) Election I. Card
- e) Identity Card issued by any institution
- f) Copy of the electricity bill or telephone bill showing residential address
- g) Any document or communication issued by any authority of Central Government / State Government of local bodies showing residential address
- h) Any other documentary evidence in support of his address given in the declaration



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 104 / 564616

পরিচয় পত্র



Elector's Name	Mondal Jugal
নির্বাচকের নাম	মন্ডল যুগল
Father/Mother/ Husband's Name	Manik
পিতা/মাতা/স্বামীর নাম	মানিক
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	40
১.১.১৯৯৫-এ বয়স	৪০

Address

Naskar Para, Shikharbati-64, Baruiipur,
S.24-Pgs

ঠিকানা

নস্কর পাড়া, শিখরবানী-৬৪, বারুইপুর,
দঃ ২৪ পঃ

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 104 - BARUIPUR
Assembly Constituency

১০৪ - বারুইপুর
বিধানসভা নির্বাচন ক্ষেত্র

Place ALIPORE

স্থান আলিপুর

Date 14.09.95

তারিখ ১৪.০৯.৯৫

Jugal Kishore Mondal

Major Information of the Deed

Deed No :	I-1605-06967/2016	Date of Registration	10/18/2016 1:46:25 PM
Query No / Year	1605-0001352861/2016	Office where deed is registered	A.D.S.R. ALIPORE, District: South 24-Parganas
Query Date	28/09/2016 7:32:15 AM		
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831759754, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 24,50,000/-]		
Set Forth value	Market Value		
Rs. 47,50,000/-	Rs. 47,50,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,32,521/- (Article:23)	Rs. 79,192/- (Article:A(1), E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



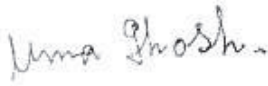


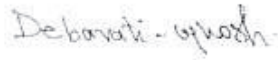





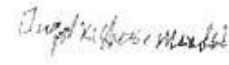
District: South 24-Parganas, P.S.- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivek Park, Premises No. 89, Ward No: 111




Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		3 Katha 9 Chatak 39 Sq Ft	47,20,000/-	47,20,000/-	Width of Approach Road: 9 Ft.,
Grand Total :					5.9675Dec	47,20,000 /-	47,20,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :



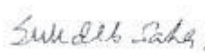
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt Uma Ghosh Wife of Late Swapan Kumar Ghosh Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office	 03/10/2016	 LTI 03/10/2016	 03/10/2016
P/1/1, Sankar Bose Road, P.O:- Chetla, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AJFPG8303E, Status :Individual				
2	Smt Debarati Ghosh Wife of Mr Shibaji Ghosh Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office	 03/10/2016	 LTI 03/10/2016	 03/10/2016
South Ramnagar, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ASFPG1511R, Status :Individual				
3	Mr Sumit Kumar Ghosh Son of Late Swapan Kumar Ghosh Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office	 03/10/2016	 LTI 03/10/2016	 03/10/2016
South Ramnagar, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIXPG5267A, Status :Individual				
4	Mr Jugal Kishore Mondar Son of Late Manik Chandra Mondal Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office	 03/10/2016	 LTI 03/10/2016	 03/10/2016
Shikharbali, P.O:- Shikharbali, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual				

Name	Photo	Fingerprint	Signature
Mr Manish Gupta Son of Late Ram Karan Gupta Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office -	 03/10/2016	 LTI 03/10/2016	 03/10/2016
32B, Ganash Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADQPG3669J, Status :Confirming Party			


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S Skyrise Construction 130E, Raja S. C. Mullick Road, P.O:- Netajinagar, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 PAN No. APSPS1079J, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger.Print	Signature
1	Mr Sukdeb Saha Son of Mr Benimadhab Saha Date of Execution - 03/10/2016, , Admitted by: Self, Date of Admission: Oct 3 2016 , Place of Admission of Execution: Office	 Oct 3 2016 2:10PM	 LTI Oct 3 2016 2:10PM	 Oct 3 2016 2:10PM
6/6A, Netaji Nagar, 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. APSPS1079J, Status : Representative, Representative of : M/S Skyrise Construction				

Identifier Details :

Name & address	
Mr Tarun Kanti Dey Son of Late S. C. Dey Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Uma Ghosh, Smt Debarati Ghosh, M Sumit Kumar Ghosh, Mr Jogal Kishore Mondar, Mr Manish Gupta, Mr Sukdeb Saha	18/10/2016
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Ghosh	M/S Skyrise Construction-1.49188 Dec
2	Smt Debarati Ghosh	M/S Skyrise Construction-1.49188 Dec
3	Mr Sumit Kumar Ghosh	M/S Skyrise Construction-1.49188 Dec
4	Mr Jogal Kishore Mondar	M/S Skyrise Construction-1.49188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Ghosh	M/S Skyrise Construction-25 Sq Ft
2	Smt Debarati Ghosh	M/S Skyrise Construction-25 Sq Ft
3	Mr Sumit Kumar Ghosh	M/S Skyrise Construction-25 Sq Ft
4	Mr Jogal Kishore Mondar	M/S Skyrise Construction-25 Sq Ft

Endorsement For Deed Number : I - 160506967 / 2016

On 03-10-2016

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

Presented for registration at 12:52 hrs on 03-10-2016, at the Office of the A.D.S.R. ALIPORE by Mr Sumit Kumar Ghosh, one of the Executants.

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 47,50,000/-

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

Execution is admitted on 03/10/2016 by 1. Smt Uma Ghosh, Wife of Late Swapan Kumar Ghosh, P/1/1, Sankar Bose Road, P.O: Chetla, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Smt Debarati Ghosh, Wife of Mr Shibaji Ghosh, South Ramnagar, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Service, 3. Mr Sumit Kumar Ghosh, Son of Late Swapan Kumar Ghosh, South Ramnagar, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Business, 4. Mr Jogal Kishore Mondar, Son of Late Manik Chandra Mondal, Shikharbali, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Business, 5. Mr Manish Gupta, Son of Late Ram Karan Gupta, 32B, Ganash Chandra Avenue, P.O: Bowbazar, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business

Indetified by Mr Tarun Kanti Dey, . . Son of Late S. C. Dey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , Sout 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-10-2016 by Mr Sukdeb Saha.

Indetified by Mr Tarun Kanti Dey, . . Son of Late S. C. Dey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , Sou 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,192/- (A(1) = Rs 52,239/- ,B = Rs 26,939/- ,E = Rs 14/-) and Registration Fees paid by online = Rs 79,192/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/09/2016 12:17PM with Govt. Ref. No: 192016170025113972 on 29-09-2016, Amount Rs: 79,192/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 290916090012712 on 29-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,32,521/- and Stamp Duty paid by online = Rs 3,31,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/09/2016 12:17PM with Govt. Ref. No: 192016170025113972 on 29-09-2016, Amount Rs: 3,31,521/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 290916090012712 on 29-09-2016, Head of Account 0030-02-103-003-02



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

On 05-10-2016

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,32,521/- and Stamp Duty paid by Draft Rs 500/-, by Stamp Rs 500/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 16304, Amount: Rs.500/-, Date of Purchase: 26/09/2016, Vendor name: S Das
Description of Draft
1. Draft(8554) No: 000427383562, Date: 04/10/2016, Amount: Rs.500/-, Bank: STATE BANK OF INDIA (SBI), ROY BAHADUR ROAD BEHALA



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

On 18-10-2016

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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 189543 to 189569

being No 160506967 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.10.20 14:22:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 20-10-2016 14:22:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)