

10578

G-10216/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 116062

E 116062

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

7 SEP 2018

SALE DEED

THIS SALE DEED IS made this *07th* day of *September*, Two Thousand and Eighteen

31/21002-1

71569

Gurukul Homes Pvt

61 Para St
19-16

NAME.....
 ADD.....
 Rs.....

27 SEP 2018

SURANJAN MUKHERJEE
 Licensed Stamp Vendor

283 K

7 SEP 2018



Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas

07 SEP 2018

BETWEEN

1. SRI KASINATH MONDAL ALIAS SRI KASINATH MONDAL (PAN: EWEPM0481B), son of Late Nabakumar Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Chakpachuria, Post office Chakpachuria, P.S. Rajarhat, Kolkata 700156, District North 24 Parganas, **2. SRI GHATIRAM MONDAL (PAN: CMQPM5760B)**, son of Late Nabakumar Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Chakpachuria, Post office Chakpachuria, P.S. Rajarhat, Kolkata 700156, District North 24 Parganas hereinafter referred to as "**OWNERS/VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

GURUKUL HOMES PRIVATE LIMITED (PAN NO. AACCG6896M) a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 and having its Registered Office situated at 61A, Park Street, Post Office & Police Station – Park Street, Kolkata-700016, represented by its director/authorized signatory namely **MR. Abhishek Mukherjee (PAN; CFHPM0334R)**, son of Sri Prabir Kumar Mukherjee, by faith Hindu, residing at 20, Deshbandhu Nagar, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, hereinafter referred to as "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**.

WHEREAS in the Records of Right prepared under the West Bengal one Nabakumar Mondal has been recorded as Holding of R.S. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 838, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 2000 share i.e., 2.6 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 2000 share i.e., 0.8 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no.

1957 has been shown as undivided 2000 share i.e., 1.2 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 2000 share i.e., 1.4 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS said Nabakumar Mondal died intestate and his wife Gouri Mondal Died intestate leaving behind his three sons and four daughters namely Biswanath Mondal, Kashinath Mondal, Shibnath Mondal, Aloka Gayen, Sandhya Rani Mondal, Bharati Mondal, Arati Biswas as his legal heirs and successors.

AND WHEREAS in the manner aforesaid the Vendors herein are the collectively joint Owners of **ALL THAT** piece and demarcated parcel of land admeasuring 1.714286 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, Touzi no. 10, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on the Vendors nor any such notice has been published.

AND WHEREAS it is also stated that the Owners /Vendors and Purchaser herein requested the Confirming Party herein to join this deed of Conveyance to avoid future dispute, ambiguity and accordingly the Confirming Party herein agreed on the same.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owners /Vendors herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 1.714286 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian No. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of **Rs. 13,50,650/- (Rupees Thirteen Lakhs Fifty Thousand Six Hundred Fifty) only**, the said Schedule property is free from all encumbrances, attachments, liens and lispendens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 13,50,650/- (Rupees Thirteen lakhs Fifty Thousand Six Hundred Fifty) only** paid by the Purchaser herein to the Owners /Vendors herein at or before the execution these presents, the receipt whereof the Owners /Vendors herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a

memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensences, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendors at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits therefrom hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispensences, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners /Vendors or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners /Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free

from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners /Vendors has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners /Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners /Vendors or are ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners /Vendors , their ancestors or predecessors-in-title **AND FURTHER** the Owners /Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owners /Vendors and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners /Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said

properties hereby conveyed **AND FURTHER** the Vendors in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owners of the schedule property, the Vendors do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein.
4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendors do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority

whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

NOTE:

1. Singular shall include plural and vice-versa.
2. Masculine gender shall include feminine and neuter gender and vice-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 1.714286 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian No. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas Pin- 700156.

[The land measuring an area of 0.742857 Decimals (Sataks) out of 13 Decimals (Sataks) in R.S. & L.R. Dag No. 1954,

The land measuring an area of 0.228571 Decimals (Sataks) out of 4 Decimals (Sataks) in R.S. & L.R. Dag No. 1956,

The land measuring an area of 0.342857 Decimals (Sataks) out of 6 Decimals (Sataks) in R.S. & L.R. Dag No. 1957 and

The land measuring an area of 0.4 Decimals (Sataks) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 1959].

Which is butted and bounded as follows:-

ON THE NORTH	: By R.S dag No. 1952
ON THE SOUTH	: By R.S dag No. 1957,1958,1959
ON THE EAST	: By R.S dag No. 1955
ON THE WEST	: By existing two storied building

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

SIGNED, SEALED AND DELIVERED

by the Vendors in the presence of

WITNESSES:

1. Pannij Khaitan
GIC-12 Beddabandhu Nagar
NARAYANTALA PO - PRAFULLA
KANAN, Bagluchati District
North 24 Parganas (W.B)
2. Gollu Mondal
MITOWEN KOL/156

1. 25/05/2013

2. 25/05/2013

VENDORS

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. Pannij Khaitan
2. Gollu Mondal

GURUKUL HOMES PVT. LTD
(ABHISHEK MUKHERJEE)
Authorised Signatory

PURCHASER

Read over and explained in Bengali
by me to the Executant.

Drafted by me
Indranil Basu

Advocate
High Court at Calcutta

Enroll no! - F/405/278 of 2013

RECEIPT

Received a sum of **Rs.13,50,650/- (Rupees Thirteen Lakhs Fifty Thousand SIX HUNDRED FIFTY)** only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	By Pay Order No./Cash	Bank	Amount
06/09/2018	"808833"	KOTAK MAHINDRA BANK	6,75,325
06/09/2018	"808834"	- Do -	6,75,325
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
Total			Rs.13,50,650/-

Six hundred fifty

(Rupees Thirteen Lakhs Fifty Thousand) only

Witnesses:-

1. *Ramesh Chandra*

1. *शशिभद्र मरसिंह*

2. *शशिभद्र मरसिंह*

VENDORS

2. *Gollu Mondal*

शशिभद्र मरसिंह
(ABHISHEK MUKHERJEE)

शशिभद्र मरसिंह
(ABHISHEK MUKHERJEE)

SPECIMEN FORM FOR TEN FINGERS PRINT



ABHISHEK MUKHERJEE

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



M. K. S. K. S. K. S.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



M. K. S. K. S. K. S.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EWEPM0481B



170B2018

नाम / Name
KASINATH MOMDAL

पिता का नाम / Father's Name
NABAKUNAR MOMDAL

जन्म की तिथि /
Date of Birth
14/02/1950

हस्ताक्षर / Signature

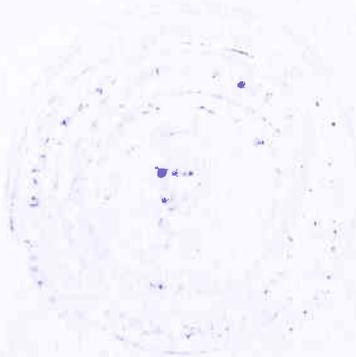
इस कार्ड के खोने/धाने पर कृपया सूचित करें/सूचित करें:
आयकर पैन सेवा इकाई, एन एस् डी एल
5 वीं मंजिल, मंत्रि स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinmfo@nsdl.co.in

काशी नमस्ते



आयकर विभाग
INCOME TAX DEPARTMENT
GHATIRAM MONDAL
NABAKUMAR MONDAL
01/01/1957
CMQPM5760B
3/10/2014

भारत सरकार
GOVT. OF INDIA



28042014

गति सा सा स ३ ५





GURUKUL HOMES PVT. LTD


Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK MUKHERJEE

PRABIR KUMAR MUKHERJEE

28/04/1993

Permanent Account Number

CFHPM0334R

Signature



20062013


ভারত সরকার
Government of India


পঙ্কজ খইতান
Pankaj Khaitan
জন্মতারিখ / DOB : 08/02/1981
পুরুষ / Male



4679 8033 2476

আমার আধার, আমার পরিচয়

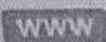
Pankaj Khaitan


ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
 ১৫/৩-৩ দেওড়ি নন্দন খইতান,
 ফ্লাইট-১২ অঞ্জলি অ্যাপার্টমেন্ট,
 দেশবন্ধুনগর, নারায়ণতলা,
 বাগুইলি, প্রফুল্লা কানন, প্রফুল্লা
 কানন, ২৪ নর্থ পর্গানা, ২৪
 ২৪ পর্গানা, পশ্চিম বঙ্গ, 700101

Address:
 S/O- Deoki Nandan Khaitan,
 GC-12 anjali apartment,
 deshbandhunagar, narayantala,
 baguiali, Prafulla Kanan, Prafulla
 Kanan, North 24 Parganas, North
 24 Paraganas, West Bengal,
 700101

4679 8033 2476

 1947
 help@uidai.gov.in
 www.uidai.gov.in

Pankaj Khaitan

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

GRN: 19-201819-028364720-1

Payment Mode Online Payment

GRN Date: 07/09/2018 11:50:43

Bank : State Bank of India

BRN : IK00TBTGB1

BRN Date: 07/09/2018 11:53:00

DEPOSITOR'S DETAILS

Id No. : 15230001424574/3/2018

[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org GURUKUL HOMES PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001424574/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	62552
2	15230001424574/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	13520
3	15230001424574/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	69

In Words : Rupees Seventy Six Thousand One Hundred Forty One only

Total

76141

Major Information of the Deed

Deed No :	I-1523-10216/2018	Date of Registration	07/09/2018
Query No / Year	1523-0001424574/2018	Office where deed is registered	
Query Date	06/09/2018 3:32:39 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 8017882060, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 13,50,650/-	Rs. 13,50,650/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 67,552/- (Article:23)	Rs. 13,520/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1954	LR-838	Bastu	Shali	0.742857 Dec	5,50,650/-	5,50,650/-	Property is on Road Adjacent to Metal Road,
L2	LR-1956	LR-838	Bastu	Shali	0.228571 Dec	2,00,000/-	2,00,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-1957	LR-838	Bastu	Shali	0.342857 Dec	3,00,000/-	3,00,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-1959	LR-838	Bastu	Shali	0.4 Dec	3,00,000/-	3,00,000/-	Property is on Road Adjacent to Metal Road,
TOTAL :					1.7143Dec	13,50,650 /-	13,50,650 /-	
Grand Total :					1.7143Dec	13,50,650 /-	13,50,650 /-	

er Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr KASINATH MONDAL, (Alias: Mr KASINATH MONDAL) Son of Late NABAKUMAR MONDAL Executed by: Self, Date of Execution: 07/09/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office	 07/09/2018	 LTI 07/09/2018	 07/09/2018
CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EWEPM0481B, Status :Individual, Executed by: Self, Date of Execution: 07/09/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr GHATIRAM MONDAL Son of Late NABAKUMAR MONDAL Executed by: Self, Date of Execution: 07/09/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office	 07/09/2018	 LTI 07/09/2018	 07/09/2018
CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CMQPM5760B, Status :Individual, Executed by: Self, Date of Execution: 07/09/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office				

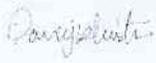
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AACCG6896M, Status :Organization, Executed by: Representative

Representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ABHISHEK MUKHERJEE (Presentant) Son of Mr PRABIR KUMAR MUKHERJEE Date of Execution - 07/09/2018, , Admitted by: Self, Date of Admission: 07/09/2018, Place of Admission of Execution: Office			
		Sep 7 2018 2:29PM	LTI 07/09/2018	07/09/2018
20, DESHBANDHU NAGAR, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CFHPM0334R Status : Representative, Representative of : GURUKUL HOMES PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name & address	
Mr PANKAJ KHAITAN Son of Mr DEOKI NANDAN KHAITAN GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr KASINATH MOMDAL, Mr GHATIRAM MONDAL, Mr ABHISHEK MUKHERJEE	07/09/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KASINATH MOMDAL	GURUKUL HOMES PRIVATE LIMITED-0.371428 Dec
2	Mr GHATIRAM MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.371428 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KASINATH MOMDAL	GURUKUL HOMES PRIVATE LIMITED-0.114285 Dec
2	Mr GHATIRAM MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.114285 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr KASINATH MOMDAL	GURUKUL HOMES PRIVATE LIMITED-0.171429 Dec
2	Mr GHATIRAM MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.171429 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr KASINATH MOMDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec
2	Mr GHATIRAM MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1954(Corresponding RS Plot No:- 1954), LR Khatian No:- 838	Owner:নবকুমার মণ্ডল, Gurdian:মতিলাল, Address:নিজ, Classification:শালি, Area:0.02000000 Acre, Under Mutation
L2	LR Plot No:- 1956(Corresponding RS Plot No:- 1956), LR Khatian No:- 838	Owner:নবকুমার মণ্ডল, Gurdian:মতিলাল, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, Under Mutation
L3	LR Plot No:- 1957(Corresponding RS Plot No:- 1957), LR Khatian No:- 838	Owner:নবকুমার মণ্ডল, Gurdian:মতিলাল, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, Under Mutation
L4	LR Plot No:- 1959(Corresponding RS Plot No:- 1959), LR Khatian No:- 838	Owner:নবকুমার মণ্ডল, Gurdian:মতিলাল, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, Under Mutation

Endorsement For Deed Number : I - 152310216 / 2018

On 07-09-2018

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 13:49 hrs on 07-09-2018, at the Office of the A.D.S.R. RAJARHAT by Mr ABHISHEK MUKHERJEE .

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 13,50,650/-

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

Execution is admitted on 07/09/2018 by 1. Mr KASINATH MOMDAL, Alias Mr KASINATH MONDAL, Son of Late NABAKUMAR MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Mr GHATIRAM MONDAL, Son of Late NABAKUMAR MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr PANKAJ KHAITAN, , , Son of Mr DEOKI NANDAN KHAITAN, GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

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

Execution is admitted on 07-09-2018 by Mr ABHISHEK MUKHERJEE, AUTHORISED SIGNATORY, GURUKUL HOMES PRIVATE LIMITED (Private Limited Company), 61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr PANKAJ KHAITAN, , , Son of Mr DEOKI NANDAN KHAITAN, GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,520/- (A(1) = Rs 13,506/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,520/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2018 11:53AM with Govt. Ref. No: 192018190283647201 on 07-09-2018, Amount Rs: 13,520/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00TBTGB1 on 07-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 67,552/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 62,552/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71569, Amount: Rs.5,000/-, Date of Purchase: 07/09/2018, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2018 11:53AM with Govt. Ref. No: 192018190283647201 on 07-09-2018, Amount Rs: 62,552/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00TBTGB1 on 07-09-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 338204 to 338227

being No 152310216 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.09.17 11:50:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-09-2018 11:50:30 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)