

AND

EASTERN DEVCON LIMITED [PAN No-AADCE4093K] having its office at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 **represented by its Director ARUP SINGHA ROY[PAN No-ALOPS2386L] son of Shakti Prasad Singha Roy**, by faith Hindu, by nationality Indian, by occupation Business, residing at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, Authorised Signatory or Authorised Signatories, legal representatives, administrators, assigns and/or nominees) of the **OTHER PART**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1) SUBJECT MATTER OF THIS DEED OF SALE:

1.1 - Said Property :- ALL THAT a piece and parcel of the **Part of Municipal Holding being Number-57** comprising a plot of Bastu Land measuring about 01 Cottas-08 Chittaks- 12 Sq.ft including a Single storied dwelling house Ground Floor of which is measuring about 879 Sq.ft covered area and and Open Terrace measuring about 959 Sq.ft **TOGETHER WITH** absolute right to use and occupy the adjacent passage measuring about 80 Sq.ft in area comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4385 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights (**Said Property**).

2) BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:-

2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE:- The **vendor** have made the following representations and given the following warranties to the **purchaser** regarding title.

2.1.(a)- SALE DEED EXECUTED BY AND BETWEEN KARUNA BALA DUTTA AND PANCHU GOPAL CHATTERJEE:- One Karuna Bala Dutta during her life time by a registered deed of sale registered and executed at the office of the Sub Registrar of Barrackpore copied therein in the Book No-1, Volume No-51, pages from 57 to 60, being the Deed No-3433 for the year 1959 had purchased **ALL THAT** a plot of Bastu land measuring about 12 decimals comprised in the L.R Dag No-512/853 corresponding to the C.S Dag No-512/853, in the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, Dist-North 24 Parganas from Panchu Gopal Chatterjee absolutely and forever free from all encumbrances, charges, liens, lis pen dens, claims and/or demands whatsoever, **AND**

(b). That while possessing the aforesaid plot of land measuring about 12 decimals said Karuna Bala Dutta has mutated her name in the L.R Khatian No-228 at the local B.L & L.R.O Office at Barrackpore-1 and in the Holding No-

57 of the North Barrackpore Municipality and has been possessing the same free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(c). ABSOLUTE OWNERSHIP OF KARUNA BALA DUTTA -: In the aforesaid manner and procedure of the said deed of sale, said Karuna Bala Dutta had therefore, owned, seized and possessed of **ALL THAT** the aforesaid plot of Bastu land measuring about 12 decimals comprised in the L.R Dag No-512/853 corresponding to the C.S Dag No-512/853, in the L.R Khatian No-228 corresponding to the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, within the Ward Holding No-57 in Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(d). GIFT BY KARUNA BALA DUTTA TO BISWANATH DUTTA HEREIN THE VENDOR -: That said Karuna Bala Dutta by a registered deed of Gift registered and executed at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, Volume No-197, pages from 207 to 216, being the Deed No-7417 for the year 2002 has gifted **ALL THAT** a plot of land measuring about **01 Cottas- 08 Chittaks- 12 Sq.ft** including a Single storied dwelling house Together with absolute right to use and occupy the adjacent passage measuring about 80 Sq.ft comprised in the L.R Dag No-512/853 correspond to the C.S Dag No-512/853, in the L.R Khatian No-228 corresponding to the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, Dist-North 24 Parganas un to and in favour of her son namely **Biswanath Dutta** herein the **Vendor** absolutely and forever free from all encumbrances, charges, liens, lispendence, claims and/or demands whatsoever, **AND**

It is pertinent to mention here that in the said deed of sale vide no-7417/2002 land area was wrongfully written as 01 Cotta- 18 Chittaks-12 Sq.ft is subsequently by a dint of deed of declaration executed by said Biswanath Dutta registered at the office of the A.D.S.R Barrackpore, North 24 Parganas copied therein in the Book No-IV,CD Volume No-2, pages from 283 to 291, being the Deed No-452 for the year 2013 is rectified by substituting the actual land area measuring about 01 Cotta- 08 Chittaks- 12 Sq.ft in place of 01 Cotta- 18 Chittaks- 12 Sq.ft.

(e). MUTATION -: That subsequently said **Bhola Nath Dutta herein the Vendor** has mutated his name in the L.R Khatian No-4385 at the office of the B.L.&L.R.O-I, Barrackpore-I, North 24 Parganas in respect of his aforesaid plot of land, **AND**

(f). ABSOLUTE OWNERSHIP OF BISWANATH DUTTA HEREIN THE VENDOR:- In the aforesaid manner of said Biswanath Dutta herein the **VENDOR** has owned, seized and possessed of **ALL THAT** a piece and parcel of the

Ward Holding being **Number-57** comprising a plot of Bastu Land measuring about **01 Cottas-08**

Ground Floor of which is measuring about **800 Sq.ft**

and the same is being held by said Vendor

Dag No-512/853 in the L.R Khatian No-, 3745 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights which is more fully written and described in the Schedule hereunder written and delineated in the Map in Red color and hereinafter referred to as the "**Said Property**" absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(g) DESIRE OF THE PURCHASER HEREIN TO PURCHASE THE SAID PROPERTY :- The **PURCHASER** herein is involved in the business of real estate and approached to the **VENDOR** herein for purchasing the "**Said Property**" for raising a multi storied building thereon by purchasing the same from the **VENDOR** herein and made an offer to the **VENDOR** that it will pay a total sum of consideration of **Rs.17,00,000/- (Rupees Seventeen Lakhs) only** out of which it will pay a sum of **Rs.5,00,000/- (Rupees Five Lakhs) only** at the time of registration of this deed of sale and promised to pay **Rs.4,00,00/- (Rupees Five Lakhs) only** within the month of **December, 2018** and **Rs.4,00,000/- (Rupees Four Lakhs) only** within the month of **September, 2019** and rest sum of **Rs.4,00,000/- (Rupees Four Lakhs) only** on completion of the construction of the new Building over the plot of R.S/L.R Dag No-512/853 and the **VENDOR** herein due to his urgent need of money welcomed the approach of the **PURCHASER** herein and accepted the said offer of the **PURCHASER** in toto. Therefore the **VENDOR** herein has agreed to sell his "**Said Property**" to the **PURCHASER** herein absolutely and forever at or for a total sum of consideration of **Rs.17,00,000/- (Rupees Seventeen Lakhs) only**.

2.2]- TRUE AND CORRECT REPRESENTATION:- The **VENDOR** is the absolute and undisputed owner of the "**Said Property**". Such ownership having been acquired in the manner stated herein above, the contents of which are all true and correct.

3). REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS:-The **VENDOR** herein jointly represent, warrant and covenant regarding encumbrances as follows:-

3.1.- NO ACQUISITION AND REQUISITION:- The **VENDOR** have not received any notice from any authority for acquisition and requisition or vesting of the "said property" and declare that the "said property" is not affected by any scheme of the local municipality or Government or any statutory body.

3.2.- NO ENCUMBRANCE BY THE ACT OF THE VENDOR:- The **VENDOR** has not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements, whereby the "said property" or any part thereof can or may be impeached, encumbered, or affected in title.

3.3.- RIGHT, POWER AND AUTHORITY TO SELL:- The **VENDOR** has got right, full power, absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "said property" to the purchaser.

3.4- NO DUES-: No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendor.

3.5- NO RIGHT OF PRE-EMPTION-: No person or persons whatsoever have /had/has any right of pre-emption over and in respect of the "said property" or any part thereof.

3.6- NO MORTGAGE-: No mortgage or charge or lien has been created by the **VENDOR** by depositing the title deed or otherwise over and in respect of the "**Said Property**" or any part thereof.

3.7- FREE FROM ALL ENCUMBRANCES-: The "**Said Property**" is now free from all encumbrances, charges, lien, lispendence, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDOR** and the predecessors in title and the title of the **VENDOR** to the said property is free, clear and marketable.

3.8- NO PERSONAL GUARANTEE-: The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY-: There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**aid property**" or any part thereof.

4. BASIC UNDERSTANDING -:

4.1- AGREEMENT TO SELL AND PURCHASE-: The **VENDOR** has agreed to sell and the **PURCHASER** based on the representations, warranties, and covenants mentioned in **clause 2 & 3** and its sub-clauses above (collectively representations) has agreed to purchase the "**Said Property**" at or for the consideration which is more fully written and described in the aforesaid clauses and appearing specifically in the following clause of 4.2.

4.2- CONSIDERATION-: The aforesaid transfer is being made at or for a consolidated consideration of **Rs.17,00,000/- (Rupees Seventeen Lakhs)** only out of which the **PURCHASER** has paid and the **VENDOR** has received a sum of **Rs.5,00,000/- (Rupees Five Lakhs)** only and the **PURCHASER** has promised to pay rest sum of Consideration as per the aforesaid manner more fully mentioned and described in the Clause No-2.1(g) written hereinabove.

5. TRANSFER -:

5.1- HEREBY MADE-: The **VENDOR** herein hereby sells, conveys and transfers and delivers vacant possession to the **PURCHASER** herein the entirety of his right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being the said part of the **Municipal Holding being Number- 57** comprising a plot of Bastu

Land measuring about 01 Cottas-08 Chittaks- 12 Sq.ft including a Single storied dwelling house Ground Floor of which is measuring about 879 Sq.ft covered area and Open Terrace measuring about 959 Sq.ft TOGETHER WITH absolute right to use and occupy the adjacent passage measuring about 80 Sq.ft in area comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 3745 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights morefully described in the Schedule hereunder written.

6. TERMS OF TRANSFER:-

6.1- SALIENT TERMS:- The transfer being effected by this conveyance is:-

6.2- SALE :- A sale within the meaning of the **Transfer of Properties Act, 1882 as amended up to date.**

6.3- ABSOLUTE :- Absolute, irreversible and perpetual .

6.4- FREE FROM ENCUMBRANCES:- Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

6.5- TOGETHER WITH ALL OTHER APPURTENANCES:- Together with all other rights the **VENDOR** has in the "Said Property" and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the "Said Property" which includes all unrecorded/non mutated land purchased by the Vendor as mentioned in the various sub clauses of **clause-2 & 3.**

6.6- SUBJECT TO :- The transfer being effected by this conveyance is subject to:-

6.6.a- INDEMNIFICATION:- Indemnification by the **VENDOR** about the correctness of his title and authority to sell and delivery of possession and his conveyance is being accepted by the purchaser on such express indemnification by the Vendor about the correctness of the his title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time, the **VENDOR** shall at his risk and responsibility forthwith take all necessary steps to remove and /or rectify otherwise indemnify the Purchaser herein as per its demand.

6.6.b- INDIMNIFICATION:- If the **PURCHASER** herein will fail to pay the aforesaid consideration as per the aforesaid promise then the **VENDOR** can each and every legal action against the **PURCHASER.**

6.6.c- TRANSFER OF PROPERTY ACT:- All obligations and duties of the **VENDOR** and **PURCHASER** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

6.7- DELIVERY OF POSSESSION-: Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDOR** to the **PURCHASER** which the purchaser admits, acknowledges, confirms and accepts.

6.8- HOLDING POSSESSION-: The **VENDOR** hereby covenants that the purchaser and its heirs, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDOR**.

6.9- INDEMNITY-: The **VENDOR** hereby covenants that the vendor or any person claiming under him in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

6.12- NO OBJECTION FOR MUTATION-: The **VENDOR** declares that the **PURCHASER** can fully be entitled to mutate its name in all record of the concerned authority including **Local authority** and to pay tax or taxes, rent or rents and all other impositions in its own name in respect of the "**Said Property**".

6.13- NO OBJECTION FOR OBTAINING ELECTRICITY-: The **VENDOR** declares that the **PURCHASER** can fully be entitled to obtain electric connection from the concern department in its name at the Said Property and to pay the charges accordingly.

6.14- KNOWLEDGE AND CONSENT -: That the **VENDOR** herein has got full and absolute knowledge that the **PURCHASER** herein has also purchased two municipal holdings from the respective vendors and also purchasing the Said property from the vendor herein with a view to built a multi storied building thereon after converting the three holdings into a single holding by mutating its name and will obtain a building sanction plan and that the **VENDOR** herein has given his consent to the **VENDOR** to achieve their goal and also agreed to cooperate with the **VENDOR** in all respect to that effect.

THE SCHEDULE ABOVE REFERRED TO**(Subject matter of sale)**

ALL THAT piece and parcel of the part of the **Municipal Holding being Number-57** comprising a plot of Bastu Land measuring about 01 Cottas-08 Chittaks- 12 Sq.ft including a Single storied dwelling house Ground Floor of which is measuring about 879 Sq.ft covered area and Open Terrace measuring about 959 Sq.ft **TOGETHER WITH** absolute right to use and occupy the adjacent passage measuring about 80 Sq.ft in area comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4385 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights which is butted and bounded by:-

The North:- Passage and Property of Bholanath Dutta.

The South:- Municipal Lane and others property.

The East:- S.N Banerjee Road.

The West: Passage and Property of Partha Sarathi Manna.

Total sold area :- Part of the **Municipal Holding No-57** comprising area of land is 01 Cotta- 08 Chittaks- 12 Sq.ft plus 80 Sq.ft or 00 Cotta- 01 Chittaks- 35 Sq.ft is equal to 01 Cottas- 10 Chittaks- 02 Sq.ft.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day month year as above written in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Barraekpore

North 24 Parganas in presence of:

1. Sahajamal Khan
 Add- Mousagachi
 Ps. Ghalan
 Kol- 700110

2. Sayed Md Matar
 Manirampur, Barraekpore.
 Kol-120

Smt Rakhi Nishu 31

SIGNATURE OF THE VENDOR.

DRAFTED & PREPARED BY ME IN MY OFFICE

SK. Mehbubur Rahman

SK. MEHBUBUR RAHMAN
 (ADVOCATE)

EN.No. F-2445/2463/02

ATGHARA, NEW TOWN METRO PLAZA
 CHINER PARK, KOLKATA 700136

For EASTERN DEVCON LIMITED

Asim Singh Roy
 Director

SIGNATURE OF THE PURCHASER

MEMO OF COSIDERATION

The **VENDOR** herein each has received the aforesaid part of consideration amounting to **Rs.5,00,000/- (Rupees Five Lakhs) only** from the **PURCHASER** herein as per the following memo and doth hereby signing this memo on the day month and year as above written in presence of the following witnesses .

MEMO

Ch. NO-005145 Dt-21/02/2018 Bank of India Rs-5,00,000/- only
Satyachi Branch
Burdwan.

1 Shri Ramesh Chandra

SIGNED, SEALED AND DELIVERED

By the parties at Bardackpore

North 21 Bagan in presence of:

- 1. Sahenjamal Khan
Muraigacher
P.S- Ghalan, Kol- 700110

Signature of Vendor

SIGNATURE OF THE VENDOR

- 2. Bayed Mal Halen
Mouirampore, Bardackpore.
Kol-120

SITE PLAN OF C.S. & L.R. DAG NO - 512/853, L.R. KHATIAN NOS. - 4385. L.R. KHATIAN NO - 228, AT S.N. BANERJEE ROAD, MOUZA - MONIRAMPURE, PS. - BARRACKPORE, UNDER HOLDING NO - 57, IN WARD NO. - 23, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST. NORTH 24 PARGANAS.

AREA STATEMENT :-

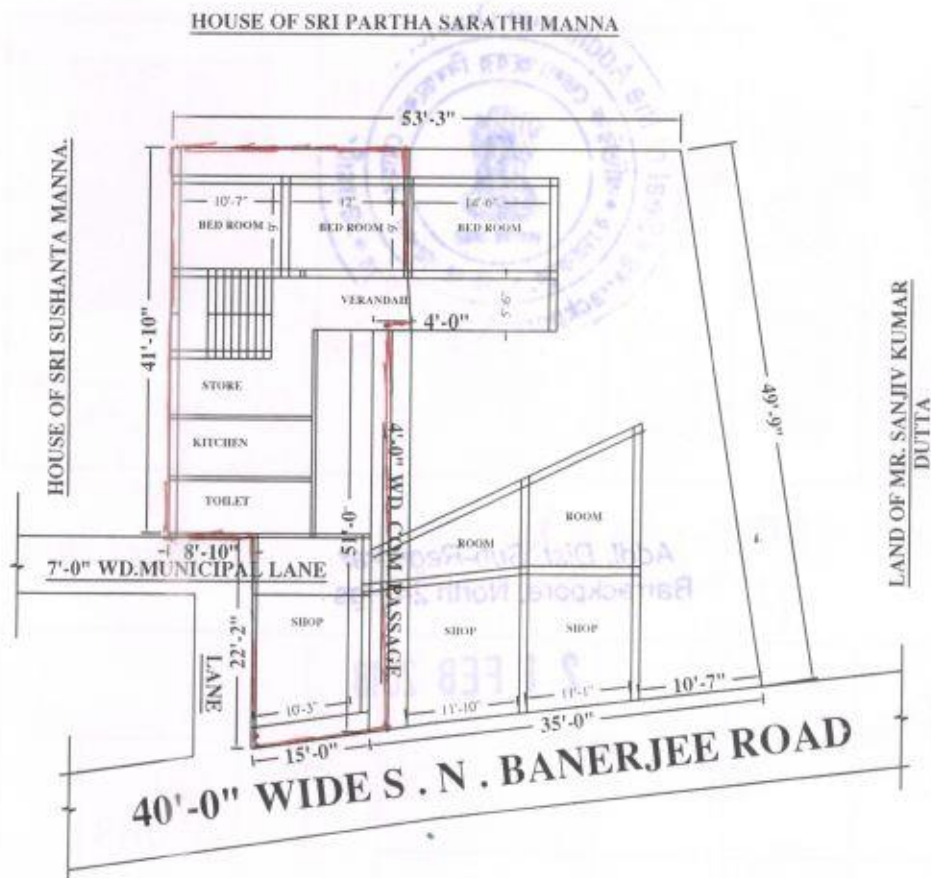
LAND AREA :- 1 K - 8 CH. - 12 SFT.

PASSAGE SHARE :- 0 K - 1 CH. - 35 SFT.

TOTAL LAND AREA :- 1K - 10 CH. - 02 SFT.

EXIST. GR. FL. CONST. - 879 SFT.

OPEN TERRACE - 969 SFT.



শ্রী রাক্ষসজি,

For EASTERN DEVCON LIMITED

Arup Sengupta
Director

Sushanta Mukherjee

Sushanta Mukherjee
Approved Planner & Estimator
Licence No.-Pc/2398/Ld
North Barrackpur Municipality




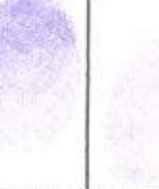
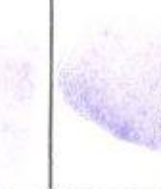






SIGNATURE OF VENDOR

SIGNATURE OF VENDEE


SIGNATURE OF L.B.S.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Sft 1200/14/2149.1	LH					
	RH.					

ATTESTED :- Sft 1200/14/2149.1

 Atamp Sengha Ng	LH					
	RH.					

ATTESTED :-

For EASTERN DEVCON LIMITED

Atamp Sengha Ng
Director

PHOTO	LH					
	RH.					

ATTESTED :-







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15050000244386/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BISWANATH DUTTA 122, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O:- BARRACKPORE, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN - 700120	Seller			<i>Biswanath Dutta</i> 26/02/2018
2	Mr ARUP SINGHA ROY 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Represent ative of Buyer [EASTER N DEVCON LIMITED]			<i>For EASTERN DEVCON LIMITED</i> <i>Arup Singha Roy</i> Director

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN - 700110	BISWANATH DUTTA, Mr ARUP SINGHA ROY	<i>Sahajamal Khan</i> 21/02/2018

(Panchali Munshi)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARRACKPORE
North 24-Parganas, West
Bengal



For EASTERN DEVCON LIMITED

Arup Sengupta
Director

आयकर विभाग
INCOME TAX DEPARTMENT
ARUP SINGHAROY
SAKTI PRASAD SINGHA ROY

भारत सरकार
GOVT. OF INDIA

12/05/1972
Permanent Account Number
ALOPS2386L

Signature



Arup Singh Roy



भारत सरकार
GOVERNMENT OF INDIA



अनूप सिंह राय
Anup Singha Roy
जन्मतिथि/ DOB: 12/05/1972
पुरुष / MALE



2946 8393 1640

आधार - साधारण मानुषेरे अधिकार

Anup Singha Roy



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 12/05/2017

ठिकाना:

एस/ओ, शक्ति प्रसाद सिंह राय,
548, एस एन ब्यानाजी रोड,
बी एम ए स्क्वैड,
मनिरामपुर, नर्थ बार्साकपुर
(एम), उत्तर २४ परगना,
पश्चिम बंग - 700120

Address

S/O: Sakti Prasad Singha
Roy, 548, S N BANERJEE
ROAD, B Y M A CLUB,
MONIRAMPORE, North
Bardackpore (m), North 24
Parganas,
West Bengal - 700120

2946 8393 1640



1547
1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1547,
Bengaluru-560 001

आयकर विभाग
 INCOME TAX DEPARTMENT
 BISWANATH DUTTA
 GANGADHAR DUTTA

भारत सरकार
 GOVT. OF INDIA

17/02/1963
 Department Account Number
 BRUPD8482P

श्री बिस्वनाथ दुआ
 Signature





श्री बिस्वनाथ दुआ



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাষিকাত্তির আই ডি / Enrollment No.: 2017/80288/01517

To
বিশ্বনাথ দত্ত
Biswanath Datta
S/O: Gangadhar Datta
122 S N BANERJEE ROAD
North Barrackpore (m)
Barrackpore
North 24 Paraganas North 24 Parganas
West Bengal 700120
8420300478

19/10/2016

3905804



MD039058046FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3906 9606 3114

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিশ্বনাথ দত্ত
Biswanath Datta
জন্মতারিখ / DOB: 01/01/1963
পুংসব / Male



3906 9606 3114

আমার আধার, আমার পরিচয়

শ্রী বিশ্বনাথ দত্ত

শ্রী বিশ্বনাথ দত্ত

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

GRN: 19-201718-018173854-1 Payment Mode Online Payment
GRN Date: 21/02/2018 16:05:35 Bank : BANK OF INDIA
BRN : 58883230 BRN Date: 21/02/2018 16:06:56

DEPOSITOR'S DETAILS

Id No. : 15050000244386/16/2018
[Query No./Query Year]

Name : EASTERN DEVCON LIMITED
Contact No. : Mobile No. : +91 9564927810
E-mail : easterndevcon@gmail.com
Address : SN BANERJEE ROAD BARRackpore kol 120
Applicant Name : Mr SK MEHBUBAR RAHMAN
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 16

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15050000244386/16/2018	Property Registration- Stamp duty	0030-02-103-003-02	243780
2	15050000244386/16/2018	Property Registration- Registration Fees	0030-03-104-001-16	40657
3	15050000244386/16/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	269

In Words : Rupees Two Lakh Eighty Four Thousand Seven Hundred Six only

Total 284706

Major Information of the Deed

Deed No :	I-1505-00809/2018	Date of Registration	23/02/2018
Query No / Year	1505-0000244386/2018	Office where deed is registered	
Query Date	14/02/2018 8:30:22 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	SK MEHBUBAR RAHMAN KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700052, Mobile No. : 8697557959, 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. 17,00,000/-	Rs. 40,64,333/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,43,880/- (Article:23)	Rs. 40,657/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-512/853	LR-4385	Bastu	Bastu	1 Katha 10 Chatak 2 Sq Ft	15,00,000/-	26,85,833/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					2.6858Dec	15,00,000 /-	26,85,833 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1838 Sq Ft.	2,00,000/-	13,78,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 879 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 959 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1838 sq ft	2,00,000 /-	13,78,500 /-	

Major Information of the Deed :- I-1505-00809/2018-23/02/2018

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BISWANATH DUTTA (Presentant) Son of Late GANGADHAR DUTTA 122, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O:- BARRACKPORE, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRUPD8482P, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EASTERN DEVCON LIMITED 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AADCE4093K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ARUP SINGHA ROY Son of SHAKTI PRASAD SINGHA ROY 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2386L Status : Representative, Representative of : EASTERN DEVCON LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of BISWANATH DUTTA, Mr ARUP SINGHA ROY	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BISWANATH DUTTA	EASTERN DEVCON LIMITED-2.68583 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	BISWANATH DUTTA	EASTERN DEVCON LIMITED-1838.00000000 Sq Ft

Major Information of the Deed :- I-1505-00809/2018-23/02/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur

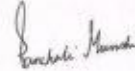
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 512/853(Corresponding RS Plot No:- 512/853), LR Khatian No:- 4385	Owner:বিশ্বনাথ দত্ত, Gurdian:গঙ্গাধর দত্ত, Address:নিজ, Classification:বান্দ, Area:0.02500000 Acre,

Endorsement For Deed Number : I - 150500809 / 2018

On 15-02-2018

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 40,64,333/-



Panchali Munshi

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE

North 24-Parganas, West Bengal

On 21-02-2018

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

Presented for registration at 18:38 hrs on 21-02-2018, at the Private residence by BISWANATH DUTTA ,Executant.

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

Execution is admitted on 21/02/2018 by BISWANATH DUTTA, Son of Late GANGADHAR DUTTA, 122, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Business

Indetified by SAHAJAMAL KHAN, , , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 21-02-2018 by Mr ARUP SINGHA ROY, DIRECTOR, EASTERN DEVCON LIMITED (Public Limited Company), 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, District:-North 24-Parganas, West Beñgal, India, PIN - 700120

Major Information of the Deed :- I-1505-00809/2018-23/02/2018

Indetified by SAHAJAMAL KHAN, , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk



Panchali Munshi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

On 23-02-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,657/- (A(1) = Rs 40,643/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,657/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/02/2018 4:06PM with Govt. Ref. No: 192017180181738541 on 21-02-2018, Amount Rs: 40,657/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 58883230 on 21-02-2018, Head of Account 0030-03-104-001-16

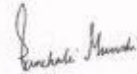
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,43,880/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,43,780/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1640, Amount: Rs.100/-, Date of Purchase: 15/02/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/02/2018 4:06PM with Govt. Ref. No: 192017180181738541 on 21-02-2018, Amount Rs: 2,43,780/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 58883230 on 21-02-2018, Head of Account 0030-02-103-003-02



Panchali Munshi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1505-00809/2018-23/02/2018

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 19694 to 19719
being No 150500809 for the year 2018.



Panchali Munshi

Digitally signed by PANCHALI MUNSHI
Date: 2018.02.23 13:28:27 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 23/02/2018 13:28:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)