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21/2/18

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 957321

V. G. Senapati 22/2/18

244390/18

Digitally signed by V. G. Senapati, DN: cn=V. G. Senapati, o=West Bengal, ou=West Bengal, email=V. G. Senapati@West Bengal, c=IN

Asst. District Sub-Registrar
 Barrackpore, 24 P.W. (NT)

23 FEB 2018

DEED OF SALE

THIS DEED OF SALE is made on this day of 21st, February, 2018 BY AND BETWEEN:-

BHOLA NATH DUTTA [PAN NO- BQRPD7979K] son of late Gangadhar Dutta, by faith Hindu, by nationality Indian, by occupation Business, by nationality Indian, residing at 122, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **ONE PART**.

[Handwritten signatures and notes in the bottom right corner]

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 **Municipal Holding being Number-575** comprising a plot of Bastu Land measuring about 02 Cottas-04 Chittaks- 33 Sq.ft including a Two storied dwelling house Ground Floor of which is measuring about 857 Sq.ft covered area and First Floor of which is measuring about 195 Sq.ft covered area and Open Terrace measuring about 937 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 (**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 BHOLA NATH 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 217 to 226, being the Deed No-7418 for the year 2002 has gifted **ALL THAT** a plot of land measuring about **02 Cottas- 04 Chittaks- 33 Sq.ft** including a two 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 **Bhola Nath Dutta** herein the **Vendor** absolutely and forever free from all encumbrances, charges, liens, lispendence, claims and/or demands whatsoever, **AND**

(e). **MUTATION** :- **That** subsequently, said **Bhola Nath Dutta herein the Vendor** has mutated his name in the L.R Khatian No-3745 at the office of the B.L.&L.R.O-I, Barrackpore-I, North 24 Parganas and also mutated his name in the Holding vide No- 575 of the North Barrackpore Municipality in respect of his aforesaid plot of land, **AND**

(f). **ABSOLUTE OWNERSHIP OF BHOLA NATH DUTTA HEREIN THE VENDOR:-** In the aforesaid manner of said Bhola Nath Dutta herein the **VENDOR** has owned, seized and possessed of **ALL THAT** a piece and parcel of the **Municipal Holding being Number-575** comprising a plot of Bastu Land measuring about 02 Cottas-04 Chittaks- 33 Sq.ft including a Two storied dwelling house Ground Floor-of which is measuring about 857 Sq.ft covered area and First Floor of which is measuring about 195 Sq.ft covered area and Open Terrace measuring about 937 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 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, lispences, 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.4,00,000/-(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** has 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 "**Said 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 the 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 **Municipal Holding being Number- 575** comprising a plot of Bastu Land measuring about 02 Cottas-04 Chittaks- 33 Sq.ft including a Two storied dwelling house Ground Floor of which is measuring about 857 Sq.ft covered area and First Floor of which is measuring about 195 Sq.ft covered area and Open Terrace measuring about 937 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 the **Municipal Holding being Number-575** comprising a plot of Bastu Land measuring about **02 Cottas-04 Chittaks- 33 Sq.ft** including a Two storied dwelling house Ground Floor of which is measuring about 857 Sq.ft covered area and First Floor of which is measuring about 195 Sq.ft covered area and Open Terrace measuring about 937 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 which is butted and bounded by:-

The North:- Property of Sanjib Dutta.

The South:- Passage and Property of Biswa Nath Dutta

The East:- S.N Banerjee Road.

The West: Passage and Property of Partha Sarathi Manna.

Total sold area :- Entire Municipal Holding No-575 comprising area of land is 02 Cotta- 04 Chittaks- 33 Sq.ft plus 80 Sq.ft or 00 Cotta- 01 Chittaks- 35 Sq.ft is equal to 02 Cottas- 06 Chittaks- 23 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 Barackpore

Wtts. M. Prasad in presence of:

1. Sahayam al Khan
Muzagachr
P.S. Ghalar
Kolkata 700110

2. Bayed Md Mahum
Monirampong. Barackpore.
Kolkata-120

Rhala Math Datta

SIGNATURE OF THE VENDOR.

DRAFTED & PREPARED BY ME IN MY OFFICE

SK. Mehubar Rahman
SK. MEHUBAR RAHMAN (ADVOCATE)

EN.No. F-2445/2463/02
ATGHARA, NEW TOWN METRO PLAZA
CHINER PARK, KOLKATA 700136

For EASTERN DEVCON LIMITED

Arup Sen Gupta
Director

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

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. 005144 DL - 21/02/2018 Bank of India Ps. 5,00,000/- only
 Satgachi Branch.
Burdwan.

SIGNED, SEALED AND DELIVERED

By the parties at Barraekpore

Ward No. 21 Pargana in presence of:

1. Sahyomal Khan
Misraqucha
Ghatal Kol-700110

2. Sayed Md Mahan

Houtrampore. Barraekpore.
Kol-120

Bhale with Datta

SIGNATURE OF THE VENDOR

Bhale with Datta

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 - 575, IN WARD NO. - 23, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST. NORTH 24 PARGANAS.

AREA STATEMENT :-

LAND AREA :- 2 K - 4 CH. - 33 SFT.

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

TOTAL LAND AREA :- 2K - 6 CH. - 23 SFT.

EXIST. GR. FL. CONST. - 857 SFT.

EXIST. 1ST FL. CONST. - 195 SFT.

OPEN TERRACE - 937 SFT.



Roha Nath Dutta

For EASTERN DEVCON LIMITED

Arup Senapati
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

 <i>Bhola Nath Datta</i>	LH					
	RH.					

ATTESTED :- *Bhola Nath Datta*

 <i>Arup Sengupta</i>	LH					
	RH.					

ATTESTED :- For EASTERN DEVCON LIMITED
Arup Sengupta
Director

PHOTO	LH					
	RH.					



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 15050000244390/2018

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	BHOLA NATH DUTTA 122, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Seller			<i>Bhola Nath Dutta</i> 21/2/2018
2	Mr ARUP SINGHA ROY 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRY GHAT, 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>Arup Singha Roy</i> 21/02/18 EASTERN DEVCON LIMITED Director

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

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

आयकर विभाग
INCOME TAX DEPARTMENT
ARUP SINGH ROY
SAKTI PRASAD SINGHA ROY

भारत सरकार
GOVT. OF INDIA

12/05/1972
Permanent Account Number
ALOPS2386L

Signature



Arup Singh Roy

आयकर विभाग
INCOME TAX DEPARTMENT
EASTERN DEVCON LIMITED

भारत सरकार
GOVT. OF INDIA

24/05/2013
Permanent Account Number
AADCE4093K

Signature



For EASTERN DEVCON LIMITED
Arup Sangha
Director



भारत सरकार
GOVERNMENT OF INDIA



অনুপ সিংহ রায়
Anup Singha Roy
জন্মতারিখ/ DOB: 12/05/1972
পুরুষ / MALE



2946 8393 1640

আধার - সাধারণ মানুষের অধিকার

Anup Singha Roy



भारतीय रिजिस्ट्रेशन अह्वान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 12/01/2017

ঠিকানা:

এস/ও: শক্তি প্রসাদ সিংহ রায়,
548, এস এন ব্যানার্জী রোড,
বী ওয়ার্ড এস এ ক্লাব,
মনিরামপুর, নর্থ ব্যারাকপুর্
(এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700120

Address

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

2946 8393 1640



1807
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHOLANATH DUTTA
GANGADHAR DUTTA
12/11/1958

Permanent Account Number
BQRPD7979K

Bhola Nath Dutta
Signature



Bhola Nath Dutta



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

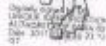
Enrolment No.: 2189/69353/01456

To
Bholanath Dutta
S/O: Late Ganga Dhar Dutta
MISTRIGHAT, BALUGHAT, MONIRAMPORE
BARRACKPORE
North Barrackpore (m)
North 24 Parganas Barrackpore
West Bengal - 700120
8647848544

Download Date: 16/03/2017

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आपका आधार क्रमांक / Your Aadhaar No. :

5641 7406 0327

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bholanath Dutta

DOB: 12/11/1958
MALE



5641 7406 0327

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Late Ganga Dhar Dutta,
MISTRIGHAT, BALUGHAT,
MONIRAMPORE,
BARRACKPORE, North
Barrackpore (m), North 24
Parganas,
West Bengal - 700120

5641 7406
0327

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

GRN: 19-201718-018174582-1

GRN Date: 21/02/2018 16:14:03

BRN : 58883920

Payment Mode Online Payment

Bank : BANK Of INDIA

BRN Date: 21/02/2018 16:15:18

DEPOSITOR'S DETAILS

Name : EASTERNDEVCON LIMITED
Contact No. : Mobile No. : +91 9564927810
E-mail :
Address : SN BANERJEE ROAD MONIRAMPURE 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 14

Id No. : 15050000244390/14/2018
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15050000244390/14/2018	Property Registration- Stamp duty	0030-02-103-003-02	306630
2	15050000244390/14/2018	Property Registration- Registration Fees	0030-03-104-001-16	51132
3	15050000244390/14/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	397

In Words : Rupees Three Lakh Fifty Eight Thousand One Hundred Fifty Nine only

Total

358159

Major Information of the Deed

Deed No :	I-1505-00812/2018	Date of Registration	23/02/2018
Query No / Year	1505-0000244390/2018	Office where deed is registered	
Query Date	14/02/2018 8:32:09 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. 51,11,833/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,06,730/- (Article:23)	Rs. 51,132/- (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-3745	Bastu	Bastu	2 Katha 6 Chatak 23 Sq Ft	15,00,000/-	39,71,458/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					3.9715Dec	15,00,000 /-	39,71,458 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1989 Sq Ft.	2,00,000/-	11,40,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 857 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 195 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 937 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation					
Total :		1989 sq ft	2,00,000 /-	11,40,375 /-	

Major Information of the Deed :- I-1505-00812/2018-23/02/2018

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHOLA NATH DUTTA (Presentant) Son of Late GANGADHAR DUTTA 122, S.N Banerjee Road, Mistri Ghat, Monirampur, 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.:: BQRPD7979K, 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, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, 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, MISTRY GHAT, 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 Mr 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 BHOLA NATH DUTTA, Mr ARUP SINGHA ROY	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BHOLA NATH DUTTA	EASTERN DEVCON LIMITED-3.97146 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	BHOLA NATH DUTTA	EASTERN DEVCON LIMITED-1989.00000000 Sq Ft

Major Information of the Deed :- I-1505-00812/2018-23/02/2018

Land Details as per Land Record

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

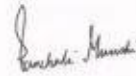
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 512/853(Corresponding RS Plot No:- 512/853), LR Khatian No:- 3745	Owner:ভোলানাথ দত্ত, Gurdian:গঙ্গাধর, Address:নিজ, Classification:বাস্ত, Area:0.03800000 Acre,

Endorsement For Deed Number : I - 150500812 / 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 51,11,833/-



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 18:34 hrs on 21-02-2018, at the Private residence by BHOLA NATH DUTTA ,Executant.

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

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

Indetified by SAHAJAMAL KHAN, , Son of Mr 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, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120

Major Information of the Deed :- I-1505-00812/2018-23/02/2018

Indetified by SAHAJAMAL KHAN, . . Son of Mr 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 51,132/- (A(1) = Rs 51,118/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,132/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2018 4:15PM with Govt. Ref. No: 192017180181745821 on 21-02-2018, Amount Rs: 51,132/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 58883920 on 21-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

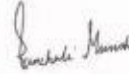
Certified that required Stamp Duty payable for this document is Rs. 3,06,730/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,06,630/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1641, 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 4:15PM with Govt. Ref. No: 192017180181745821 on 21-02-2018, Amount Rs: 3,06,630/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 58883920 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-1505-00812/2018-23/02/2018

