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P-08263/18



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

E 113791

E 113791

13/7/18
6-20
P-1110570

Certified that the document is admitted
to registration. The stamp sheet/sheets
& the order/entry were correctly matched
with this document and the part of this
document.

K
Additional District Sub-Registrar
Bajhera, New Town, North 24-Pgs

20 JUL 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 13th DAY
OF July TWO THOUSAND AND EIGHTEEN (2018)

46962

Gurukul Homes Pvt. Ltd.

61 A - Park St
Mysore 16

NAME.....
 ADD.....
 Rs.....
13 JUL 2018
SURANJAN MURHERJEE
 Licensed Stamp Vendor
 C. C. COURT
 2 & 3, N. S. Road, Koll-1

13 JUL 2018

(ABHISHEK MURHERJEE)



5138

GURUKUL HOMES PVT. LTD

(Signature)

Authorised Signatory



5139



Additional District Registrar
Mysore, New Town, North 24-Pga

13 JUL 2018

Pratik Kulkarni
Pratik Nandan Kulkarni

Pratik Nandan Kulkarni
Pratik Nandan Kulkarni

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

BRN No: 19-201819-026073727-1

Payment Mode Online Payment

BRN Date: 13/07/2018 11:10:26

Bank : State Bank of India

BRN : IK00RCYKD1

BRN Date: 13/07/2018 11:13:21

DEPOSITOR'S DETAILS

Id No. : 15230001110570/3/2018

[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No.: 03322430723 Mobile No. : +91 9831089412
E-mail : chowdheryanil01@gmail.com
Address : 19 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	15230001110570/3/2018	Property Registration- Stamp duty	0020-02-100-000-02	54112
2	15230001110570/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	11832
3	15230001110570/3/2018	Mutual Conversion - Receipt	0023-00-800-028-27	60

Total

66004

In Words : Rupees Sixty Six Thousand Four only

BETWEEN

SRI MAHADEB MONDAL (PAN: BPJPM8728J), son of Haran Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Chakpachuria, Post office Chakpachuria, Police Station Rajarhat, Kolkata 700156, District North 24 Parganas, hereinafter referred to as "**OWNER/VENDOR**" (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 LTD (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. Abhiram 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 Mahadeb Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2277, 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 500 share i.e., 0.65 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S. Dag no. 1956 has been shown as undivided 500 share i.e., 0.2 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S. Dag no. 1957 has been shown as undivided 500 share i.e., 0.3 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S. Dag no. 1959 has been shown as undivided 500 share i.e., 0.35 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the manner aforesaid the Vendor herein is the Owner of **ALL THAT** piece and demarcated parcel of land measuring 1.50 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. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2277, 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, lispendenses, 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 Vendor 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 Vendor 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 Vendor 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 Vendor nor any such notice has been published.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 1.50 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. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2277, 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. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only**, the said Schedule property is free from all encumbrances; attachments, liens and dispendens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only** paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor 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, lispensens, 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 Vendor 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 there-from 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 Vendor 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, lispensens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor 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 lispensens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor 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 Owner/Vendor 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 Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or are ancestors or predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the schedule property, the

Vendor 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 any actions and proceedings, if any commenced by any persons claiming through 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor 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 Vendor herein.

4. That Vendor 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 Vendor do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whosoever 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 1.50 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. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2277, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, Pin-700156, District North 24-Pargana

R.S. Dag no. 1954 = 0.65 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land
 R.S. Dag no. 1956 = 0.2 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and
 R.S. Dag no. 1957 = 0.3 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land
 R.S. Dag no. 1959 = 0.35 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land

Which is bounded and bounded as follows:-

ON THE NORTH	:	By Kalipada Mondal
ON THE SOUTH	:	By Arun Mondal
ON THE EAST	:	By Dag No. 1960
ON THE WEST	:	By Road

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 Vendor in the presence of

WITNESSES:

- 1. Pankaj Kulkarni
- GC-12 Adjudi Adjudgment
Dech boudhu nayebe Naya Year
Jaha wese P/O. Prabhakar Kumar
- 2. Abhishek Mondal
Will + Po - Chakraborty
P.S NEWTOWN



(Handwritten signature)

VENDOR

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

- 1. Pankaj Kulkarni
- 2. Abhishek Mondal

GURUKUL HOMES PVT. LTD.

(Signature)
ABHISHEK MUKHERJEE
Authorized Signatory

PURCHASER

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

Drafted by me

(Signature)
Anirban Das Gupta
Advocate
High Court, Calcutta
WB-1231/99



RECEIPT

Received a sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) 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
Less paid	Dt. 11/05/2018 Chq no. 000768	Kotak Mahindra Bank	1,00,000/-
Draft		Kotak Mahindra Bank	10,81,833/-
Total			Rs. 11,81,833/-

(Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only

Witnesses :-

1. *Pamvijal*

2. *Abhi*

[Handwritten Signature]

VENDOR

RECEIPT

Received a sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) 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
Less paid	Dt. 11/05/2018 Chq no. 000768	Kotak Mahindra Bank	1,00,000/-
Draft		Kotak Mahindra Bank	10,81,833/-
Total			Rs. 11,81,833/-

(Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only

Witnesses :-

1. *Pankaj K...*

2. *Abhi 2 if memo...*

[Signature]

VENDOR

SPECIMEN FORM FOR TEN FINGERS PRINT



Handwritten name: CAHAYAN SHER MURHERJEE

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



Handwritten name: CAHAYAN SHER MURHERJEE

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)				

PHOTO

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





ভারত সরকার

Government of India



পঙ্কজ খইতান

Pankaj Khaitan

জন্মতারিখ / DOB : 08/02/1981

পুরুষ / Male



4679 8033 2476

আমার আধার, আমার পরিচয়



एनयूआईएन डीआरएनए

Unique Identification Authority of India

पता:

एन/०: देवीक नंदन शरीतल,
एनपी-१२ अपार्टमेंट,

दोशबन्धुनगर, नारायणतला,

बागुवली, प्राफुला कानन, प्रफुला

कानन, उत्तर २४ परगना, नर्थ

२४ परगना, पश्चिम-बङ्ग, ७००१०१

Address:

S/O: Deeki Nandan Khaitan,

GC-12 anjali apartment,

doshbandhunagar, narayantala,

baguiali, Prafulia Kanan Prafulia

Kanan, North 24 Parganas, North

24 Paraganas, West Bengal,

700101

4679 8033 2476



help@uidai.gov.in

WWW

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARADEB MONDAL
HARAN MONDAL

01/01/1945

BRJPM8728J

In case the card is lost/ found, kindly inform return to
Income Tax PAN Services Cell, E-11/151
Plot No. 3, Sector 31, CBD Belapur,
New Mumbai - 400 074.

आपका PAN कार्ड खोया है/पुनर्प्राप्त हो/पहचान
सेवा केंद्र सेवा केंद्र, E-11/151
प्लॉट नं. 3, सेक्टर 31, को.सी.डी.बेलपुर,
नयी मुंबई-400 074.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WR/2003/687554

পরিচয় পত্র
Duplicate
প্রতিলিপ



Elector's Name নির্বাচকের নাম	Molsadeh Mondal মল্লসদেহ মন্ডল
Father's Name পিতার নাম	Haran হারাণ
Sex লিঙ্গ	M পু
Age as on 1/1/2000 ১.১.২০০০-এ বয়স	55 ৫৫

Address
South Para Parbahoka Rajarhat North
24 - Parganas 700059

ঠিকানা
পূর্বিক পাড়া বরগাড়া বরগাড়া পঞ্চায়েত ২৪ পর্গানা
৭০০০৫৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 91-Rajarhat(54)
Assembly Constituency

৯১-রাজহাট(৫৪)
বিধানসভা নির্বাচন কেন্দ্র
Phase North 24 - Parganas
স্থান ঈশ্বর ২৪ পর্গানা
তারিখ 21.10.2003
তারিখ ২১.১০.২০০৩

जायकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GURUKUL HOMES PRIVATE LIMITED



26/07/2006

Permanent Account Number

AACCG6866M

20042013

GURUKUL HOMES PVT. LTD.

[Handwritten Signature]
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



অভিশেক মুখার্জী

Abhishek Mukherjee

পিতা : প্রবীর কুমার মুখার্জী

Father : Prabir Kumar Mukherjee

জন্মতারিখ/DOB: 28/04/1993

পুরুষ / Male



9216 5533 3720

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় অনির্ভর পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ডাবী, দেশবন্ধু নগর

৫১আরহাট গোপালপুর (ম)

২৪ পর্গনা নগর, উত্তর ২৪ পর্গনা

পশ্চিম বঙ্গ

Address: DB 20,

DESHBANDHU NAGAR,

Rajarhat Gopalpur (m), North

24 Parganas, Desh Bandhu

Nagar, West Bengal, 700059

9216 5533 3720



১৯৪৭

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IHM1776095



নির্বাচকের নাম : অভ্যেক মুখার্জী
Elector's Name : Abhishek Mukharjee
পিতার নাম : প্রবীষ কুমার মুখার্জী
Father's Name : Prabir Kumar Mukharjee
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 28/02/1995

IHM1776095

ঠিকানা.
CA/5/11C, বহু পাতা রাজারহাট
গোপালপুর, বাগুয়াতি উত্তর ২৪ পরগণা - ৭০০০৫৯

Address:
CA/5/11C, BHADRA PARA, RAJARHAT
GOPALPUR, BAGUIATI, NORTH 24
PARGANAS-700059

Date: 15/12/2012

117-রাজারহাট গোপালপুর নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রণ
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
117-Rajarhat Gopaipur Constituency

নিয়ন্ত্রণ পরিষদে যখন নতুন ঠিকানা দেওয়া হয় তখন নিয়ন্ত্রণ পরিষদের
স্বাক্ষরে নতুন পরিচয় পত্রের আবেদন করা হবে এবং
নিয়ন্ত্রণপত্রের নতুনটি উত্তরণ করণ
In case of change in address mentioned in Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	I-1523-08253/2018	Date of Registration	20/07/2018
Query No / Year	1523-0001110570/2018	Office where deed is registered	
Query Date	11/07/2018 3:07:37 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. 8017398761, 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. 11,81,833/-	Rs. 11,81,833/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 59,112/- (Article 23)	Rs. 11,832/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1954	LR-2277	Bastu	Shali	0.65 Dec	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1956	LR-2277	Bastu	Shali	0.2 Dec	1,50,000/-	1,50,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-1957	LR-2277	Bastu	Shali	0.3 Dec	2,50,000/-	2,50,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-1959	LR-2277	Bastu	Shali	0.35 Dec	2,81,833/-	2,81,833/-	Property is on Road Adjacent to Metal Road,
TOTAL :					1.5Dec	11,81,833 /-	11,81,833 /-	
Grand Total :					1.5Dec	11,81,833 /-	11,81,833 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr MAHADEB MONDAL Son of Mr HARAN MONDAL VILLAGE - 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.: BPJPM8728J, Status: Individual, Executed by: Self Date of Execution 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018, Place Pvt Residence, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018, Place : Pvt. Residence

Details :**Name,Address,Photo,Finger print and Signature****GURUKUL HOMES PRIVATE LIMITED**81A, 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 :****SI No Name,Address,Photo,Finger print and Signature****1 Mr ABHISHEK MUKHERJEE (Presentant)**Son of Mr PRABIR KUMAR MUKHERJEE 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 DEEKI NANDAN KHAITAN

GC-2, DESHBANDHU NAGAR, NARAYANTALA, P.O. - PRAPULLA 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 MAHADEB MONDAL, Mr ABHISHEK MUKHERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.65 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.3 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.35 Dec

Details as per Land Record

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

Sl. No.	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1954(Corresponding RS Plot No - 1954), LR Khatian No - 2277	Owner:মহাদেব মন্ডল .. Gurdian:হারান, Address:নিজ, Classification:শালি, Area:0 01000000 Acre.
L2	LR Plot No - 1956(Corresponding RS Plot No:- 1956), LR Khatian No.- 2277	Owner:মহাদেব মন্ডল .. Gurdian:হারান, Address:নিজ, Classification:শালি,
L3	LR Plot No:- 1957(Corresponding RS Plot No - 1957), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল .. Gurdian:হারান, Address:নিজ, Classification:শালি,
L4	LR Plot No:- 1959(Corresponding RS Plot No:- 1959), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল .. Gurdian:হারান, Address:নিজ, Classification:শালি.

Endorsement For Deed Number : I - 152308263 / 2018

On 13-07-2018

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

Presented for registration at 18:20 hrs on 13-07-2018, at the Private residence 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
11,81,833/-

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

Execution is admitted on 13/07/2018 by Mr MAHADEB MONDAL, Son of Mr HARAN MONDAL, VILLAGE -
CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN -
700156, by caste Hindu, by Profession Business

Identified by Mr PANKAJ KHAITAN, .. Son of Mr DECKI 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 13-07-2018 by Mr ABHISHEK MUKHERJEE, AUTHORISED SIGNATORY, GURUKUL
HOMES PRIVATE LIMITED (Private Limited Company) 81A, PARK STREET P.O:- PARK STREET, P.S:- Park
Street, District:-Kolkata, West Bengal, India PIN - 700016

Identified by Mr PANKAJ KHAITAN, .. Son of Mr DECKI 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

Debasish Dhar

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

Registration Fees

Certified that required Registration Fees payable for this document is Rs 11,832/- (A(1) = Rs 11,818/- . E = Rs 14/-)
Registration Fees paid by by online = Rs 11,832/-
Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department, Govt. of WB
Online on 13/07/2018 11:13AM with Govt. Ref No: 192018190260737271 on 13-07-2018. Amount Rs: 11,832/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCYKD1 on 13-07-2018, Head of Account 0030-03-104-001-
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,112/- and Stamp Duty paid by by online = Rs 54,112/-
Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department Govt. of WB
Online on 13/07/2018 11:13AM with Govt. Ref. No: 192018190260737271 on 13-07-2018. Amount Rs: 54,112/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCYKD1 on 13-07-2018, 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

On 20-07-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,112/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp
1. Stamp. Type: Impressed, Serial no 48962, Amount: Rs 5,000/- Date of Purchase: 13/07/2018. Vendor name: S Mukherjee

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

of Registration under section 60 and Rule 69.

ed in Book - I

ate number 1523-2018, Page from 294539 to 294565
ing No 152308263 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.08.10 13:08:19 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 10-08-2018 1:02:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)