

085570

1-08262/18



পশ্চিমবঙ্গ পশ্চিম মঙ্গাল WEST BENGAL

E 114396

E 114396

Handwritten:
 20/7/18
 Ce-0/1161648

Certified that the document is admitted
 to registration. The schedule sheet/sheets
 to the instrument and/or sheet/sheets attached
 with this document are the part of this
 document.

Signature:
 Additional District Sub-Registrar
 Rajshahi, New Town, North 24-PG
 20 JUL 2018

SALE DEED

THIS SALE DEED IS made this *20th* day of *July*, Two
 Thousand and Eighteen .

5000

Lawukul Homes Pvt. Ltd.

61A, Park Street
Kol-16.

5000

Rs.

20 JUL 2018

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 8 & 3, K. S. Ray Road, Kol-16

20 JUL 2018



Additional District Sub-Registrar
 Rajerhat, New Town, North 24-PGs

20 JUL 2018

Handwritten signature and date: 20/7/18

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

BRN No: 19-201819-026376145-1
BRN Date: 19/07/2018 19:20:38
BRN: 1K00RLCSC6
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 19/07/2018 19:23:05

DEPOSITOR'S DETAILS

Id No. : 15230001161546/2/2018
(Query No. Query Year)

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001161546/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	15016
2	15230001161546/2/2018	Property Registration- Registration Fees	0020-03-194-001-15	20274
3	15230001161546/2/2018	Mutation Conversion-Receipt	0023-08-910-028-27	133
Total				116896

In Words : Rupees One Lakh Sixteen Thousand Six Hundred Ninety Six only

BETWEEN

1. **SMT. SANDHA RANI MONDAL (PAN: DGEPM6142Q)**, daughter of Late Nabakumar Mondal, by faith Hindu, by occupation Homemaker, by Nationality Indian, residing at Natun Pukur, Akanda Keshari, Patharghata, Post office Newtown, P.S. Rajarhat, Kolkata 700135, District North 24 Parganas, 2. **SMT. BHARATI MONDAL (PAN:ETBPM2600C)**, daughter of Late Nabakumar Mondal, by faith Hindu, by occupation Homemaker, by Nationality Indian, residing at Chakpachuria, Post office Newtown, P.S. Rajarhat, Kolkata 700156, District North 24 Parganas 3. **SMT. ALOKA GAYEN (PAN:CQTPGS739F)**, daughter of Late Nabakumar Mondal, by faith Hindu, by occupation Homemaker., by Nationality Indian, residing at Andul Goria, Tardaha, Sonatikari, Champahati, Post office Champahati, P.S. Bhangar, PIN 743330, District South 24 Parganas hereinafter referred to as "**OWNERS/VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

GURUKUL HOMES PRIVATE 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, 2nd floor, Ambassador apartment, P.O.& P.S.-Park street, Kolkata-700016, represented by its director/authorized signatory namely **MR. Abhishek Mukherjee(PAN; CFHPM0334R)** son of Sri Prabir Kumar Mukherjee, by faith Hindu, residing at 20, Deshbandhu Nagar, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, hereinafter referred to as "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART.**

WHEREAS in the Records of Right prepared under the West Bengal one Nabakumar Mondal has been recorded as Holding of R.S. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 838, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has

been shown as undivided 2000 share i.e., 2.6 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 2000 share i.e., 0.8 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 2000 share i.e., 1.2 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 2000 share i.e., 1.4 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

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

AND WHEREAS in the manner aforesaid the Vendors herein are the collectively joint Owners of **All That** piece and demarcated parcel of land admeasuring 2.571429 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuna, J.L. No. 33, Touzi no. 10, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, 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 It is also stated that the Owner/Vendor and Purchaser herein requested the Confirming Party herein to join this deed of Conveyance to avoid future dispute, ambiguity and accordingly the Confirming Party herein agreed on the same.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 2.571429 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian No. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of **Rs.20,25,974/- (Rupees Twenty Lakhs Twenty five thousand Nine Hundred Seventy Four) only** the said Schedule property is free from all encumbrances,

attachments, liens and liens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 20,25,974/- (Rupees Twenty Lakhs Twenty five thousand Nine Hundred Seventy Four)** 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, liens, 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 therefrom hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the 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, lispendens, 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 lispendens 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 a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the 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 whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 2.571429 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian No. 838, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, Pin-700156 District North 24-Parganas.

[The land measuring an area of 1.114286 Decimals (Sataks) out of 13 Decimals (Sataks) in R.S. & L.R. Dag No. 1954,

The land measuring an area of 0.342857 Decimals (Sataks) out of 4 Decimals (Sataks) in R.S. & L.R. Dag No. 1956,

The land measuring an area of 0.514286 Decimals (Sataks) out of 6 Decimals (Sataks) in R.S. & L.R. Dag No. 1957 and

The land measuring an area of 0.6 Decimals (Sataks) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 1959].

Which is butted and bounded as follows:-

ON THE NORTH	: By R.S dag no. 1952
ON THE SOUTH	: By R.S dag no. 1957, 1958, 1959
ON THE EAST	: By R.S dag no. 1955
ON THE WEST	: Existing two store building

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

SIGNED, SEALED AND DELIVERED by the Vendor in the presence of

WITNESSES:

- 1. Parvati's witness
C/O-12 Anjali Apartment
Bengaluru nege narsimhan hall west
PO Poochilla wada Bagalurubi
24 Poochilla
- 2. অমল সত্যজ
কলকাতা

অমল সত্যজ



L. T. I of Sarnath
mailed by the Pen
of Parvati's witness



L. T. I of Dhurati
mailed by the Pen of Parvati's witness

VENDOR

SIGNED, SEALED AND DELIVERED by the Purchaser in the presence of

WITNESSES:

- 1. Parvati's witness
- 2. অমল সত্যজ

GURUKUL HOMES PVT. LTD

ABHISHEK MUKHERJEE
Authorized Signatory

PURCHASER

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

Anisuban Das Gupta
Advocate

High Court at Calcutta

Enrol. No - WB-1231/99.

RECEIPT

Received a sum of **Rs. 20,25,974/- (Rupees Twenty Lakhs Twenty five thousand Nine Hundred Seventy Four) 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
19/07/2018	808499	Kotak	6,75,325
19/07/2018	808498	- Do -	6,75,325
19/07/2018	808500	- Do -	6,75,324
Total			Rs. 20,25,974/-

(Rupees Twenty Lakhs Twenty five thousand Nine Hundred Seventy Four) only

Witnesses :-

1. *Poojy Ushir*

2. *अनिल अजय*


 L.T.I of Gondan Mandul by the
 Pan of Poojy Ushir
 L.T.I of Bhawal Mandul
 by the Pan of Poojy Ushir

VENDOR

SPECIMEN FORM FOR TEN FINGERS PRINT



Hi (ABHISHEK MUKHERJEE)

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



*L.T.I of Sundara
mandal by the pen of
Dhanraj Babu*



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



*L.T.I of Sundara
mandal by the pen of
Dhanraj Babu*

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



*L.T.I of Sundara
mandal by the pen of
Dhanraj Babu*



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK MUKHERJEE
PRABIR KUMAR MUKHERJEE

28/04/1993

Permanent Account Number

CFHPM0334R

Signature



20052013



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

M 6096



নির্বাচকের নাম : অভিশেক মুখার্জী
 Voter's Name : Abhishek Mukharjee
 পিতার নাম : প্রবীর কুমার মুখার্জী
 Father's Name : Prabh Kumar Mukharjee
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 10/08/1981

IHM1776095

ঠিকানা:
 CA/5/11C, বহু শাড়া রাজারহাট
 গোপালপুর, বাগুয়াতি, উত্তর ২৪ পরগণা-700059

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

Date: 15/12/2012

117-রাজারহাট গোপালপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অফিসারের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 117 Rajarhat (Gopalpur Constituency)

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে এই কার্ড নং ১৭ এর
 সংশ্লিষ্ট নতুন সঠিক পরিচয়পত্র পত্রের জন্য বিকল্প কার্ড এই
 পরিচয়পত্রের সফটকপি সংগ্রহ করুন।
 In case of change in address mention this 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.



ভারত সরকার

Government of India



অভিষেক মুখার্জী

Abhishek Mukherjee

পিতা : প্রবীর কুমার মুখার্জী

Father : Prabir Kumar Mukherjee

সেবা:বিধি/DOB: 28/04/1997

পুঙ্গব : Male



9216 5533 3720

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: জীবী দেশবন্ধু নগর
বাজারহাট গোপালপুর এম
দেশ বন্ধু নগর উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ

Address: DB 20
DESHBANDHU NAGAR,
Rajahat Gopalpur (M), North
24 Parganas, Desh Bandhu
Nagar, West Bengal - 700059

9216 5533 3720



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ETBPM2600C

BEHARATI MEMPHI

BEHARATI MEMPHI

01/01/2021

Official Signature



27082018



L.T.I of Beharati Mandit by the
Pen of Janyu White



GURUKUL HOMES PVT. LTD.


Authorized Signatory



*P.T.I of Sambalpur Mandal
by the Perch Panchayat*

Your PAN Card Application Status

Application Coupon number	JU - GU07897757
Application Type	For new PAN Card (Form 49A) as a Resident Indian
Applicant Name	ALOKA GAYEN
Status	YOUR APPLICATION IS PROCESSED SUCCESSFULLY PAN [CQTPCS739F] CARD DISPATCHED THROUGH REGISTERED POST VIDE CONSIGNMENT NO RM5527005101N ON 14/07/2018.
Region	EASTERN REGION

ଅଲୋକା ବସନ୍ତ ଦେବୀ



ELECTION COMMISSION OF INDIA

भारतवर्ष निर्वाचन आयोग

IDENTITY CARD

पंजीकृत नाम

WB/LS/106/033197



Elector's Name

Gayatri Aluku

निर्वाचक नाम

गायत्री अलुका

Father/Mother/
Husband's Name

: Sanatao

पिता/माता/पति का नाम

: सनातन

Sex

: Female

लिंग

: स्त्री

Age as on 1...1995

: 28

1 1 1995 - 0 0 00

: 00

Address

Sonalkuri, Para, Andak, Garhwa,
Bhargoh, South 24 Parganas.

पता

सोनाकुरी, पैरा, अंदाक, गार्हवा,
बार्गोह, दक्षिण 24 पार्गना

(Handwritten signature)

Facsimile Signature of
Electoral Registration Officer
निर्वाचक-निर्देशक अफिसर

For LS Constituent Elect. Assembly Constituency

196 आर.ए. 106 वि.सं.नि.सं.- 196

Place : Alipore

स्थान : अलिपुर

Date : 10-11-1995

दिनांक : 10-11-1995

आयकर विभाग

INCOME TAX DEPARTMENT

PANKAJ KHAITAN

DEOKINANDAN KHAITAN

08/02/1981

Permanent Account Number

EBPPK1564P

Pankaj Khaitan

Signature



भारत सरकार

GOVT. OF INDIA



Major Information of the Deed

Deed No :	I-1523-08262/2018	Date of Registration	20/07/2018
Query No / Year	1523-0001161646/2018	Office where deed is registered	
Query Date	18/07/2018 8:22:58 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 8017398781, 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. 20,25,974/-	Rs. 20,25,974/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,01,319/- (Article:23)	Rs. 20,274/- (Article A(1), E)		
Remarks			

Land Details :

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

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-838	Basu	Shal	1.11429 Dec	8,25,974/-	8,25,974/-	Property is on Road Adjacent to Metal Road.
L2	LR-1956	LR-838	Basu	Shal	0.342857 Dec	3,00,000/-	3,00,000/-	Property is on Road Adjacent to Metal Road.
L3	LR-1957	LR-838	Basu	Shal	0.514286 Dec	4,00,000/-	4,00,000/-	Property is on Road Adjacent to Metal Road.
L4	LR-1950	LR-838	Basu	Shal	0.6 Dec	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road.
		TOTAL :			2.5714Dec	20,25,974 /-	20,25,974 /-	
		Grand Total :			2.5714Dec	20,25,974 /-	20,25,974 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
	Mrs SANDHA-RANI MONDAL Daughter of Late NABAKUMAR MONDAL Executed by: Self, Date of Execution: 20/07/2018 , Admitted by: Self, Date of Adm ss on. 20/07/2018 ,Place : Office			
		20/07/2018	L1 20/07/2018	20/07/2018

.ATUN PUKUR, PATHARGHATA, P.O:- NEW TOWN, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGEPM6142Q, Status :Individual, Executed by: Self, Date of Execution: 20/07/2018




, Admitted by: Self, Date of Admission: 20/07/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mrs BHARATI MONDAL Daugther of Late NABAKUMAR MONDAL Executed by: Self, Date of Execution: 20/07/2018 , Admitted by: Self, Date of Admission: 20/07/2018 ,Place : Office	 20/07/2018	 LTI 20/07/2018	 20/07/2018
	CHAKPACHURIA, P.O:- NEW TOWN, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETBPM2600C, Status :Individual, Executed by: Self, Date of Execution: 20/07/2018 , Admitted by: Self, Date of Admission: 20/07/2018 ,Place : Office			
3	Name	Photo	Fingerprint	Signature
	Mrs ALOKA GAYEN Daugther of Late NABAKUMAR MONDAL Executed by: Self, Date of Execution: 20/07/2018 , Admitted by: Self, Date of Admission: 20/07/2018 ,Place : Office	 20/07/2018	 LTI 20/07/2018	 20/07/2018
	ANDUL GORTA, TARDAHA, SONATIKARI, P.O:- CHAMPAHATI, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743330 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CQTPG5739F, Status :Individual, Executed by: Self, Date of Execution: 20/07/2018 , Admitted by: Self, Date of Admission: 20/07/2018 ,Place : Office			


Buyer Details :

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

Representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ABHISHEK MUKHERJEE (Presentant) Son of Mr PRABIR KUMAR MUKHERJEE Date of Execution - 20/07/2018. , Admitted by: Set. Date of Admission: 20/07/2018. Place of Admission of Execution. Office			
		20/07/2018 2:36PM	LTI 20/07/2018	20/07/2018
20, DESHBANDHU NAGAR, P O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, . PAN No.: CFHPM0334R Status : Representative. Representative of : GURUKUL HOMES PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name & address	
Mr PANKAJ KHAITAN Son of Mr DEOKI NANDAN KHAITAN GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O - PRAFULLA KANAN, P 5 - Baguiati, District-North 24-Parganas, West Bengal, India) PIN - 700101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, . Identifier Of Mr ABHISHEK MUKHERJEE, Mrs SANDHA RANI MONDAL, Mrs BHARATI MONDAL, Mrs ALOKA GAYEN	20/07/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA RANI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.371429 Dec
2	Mrs BHARATI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.371429 Dec
3	Mrs ALOKA GAYEN	GURUKUL HOMES PRIVATE LIMITED-0.371429 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA RANI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.114286 Dec
2	Mrs BHARATI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.114286 Dec
3	Mrs ALOKA GAYEN	GURUKUL HOMES PRIVATE LIMITED-0.114286 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA RANI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.171429 Dec
2	Mrs BHARATI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.171429 Dec
3	Mrs ALOKA GAYEN	GURUKUL HOMES PRIVATE LIMITED-0.171429 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA RANI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec
2	Mrs BHARATI MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec
3	Mrs ALOKA GAYEN	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1954 (Corresponding RS Plot No:- 1954) LR Khatian No:- 838	Owner: নবকুমার মণ্ডল, Gurdian: মন্ডল, Address: নিজ, Classification: শানি, Area: 0.02000000 Acre,
L2	LR Plot No:- 1956 (Corresponding RS Plot No:- 1956) LR Khatian No:- 838	Owner: নবকুমার মণ্ডল, Gurdian: মন্ডল, Address: নিজ, Classification: শানি, Area: 0.01000000 Acre,
L3	LR Plot No:- 1957 (Corresponding RS Plot No:- 1957) LR Khatian No:- 839	Owner: নবকুমার মণ্ডল, Gurdian: মন্ডল, Address: নিজ, Classification: শানি, Area: 0.01000000 Acre,
L4	LR Plot No:- 1959 (Corresponding RS Plot No:- 1959) LR Khatian No:- 838	Owner: নবকুমার মণ্ডল, Gurdian: মন্ডল, Address: নিজ, Classification: শানি, Area: 0.01000000 Acre

Endorsement For Deed Number : I - 152308262 / 2018

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.

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

Presented for registration at 14.12 hrs on 20-07-2018, at the Office of the A.D.S.R. RAJARHAT by Mr ABHISHEK MUKHERJEE .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20.25.974/-

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

Execution is admitted on 20/07/2018 by 1. Mrs SANDHA RANI MONDAL Daughter of Late NABAKUMAR MONDAL, NATUN PUKUR, PATHARGHATA, P.O: NEW TOWN Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Mrs BHARATI MONDAL, Daughter of Late NABAKUMAR MONDAL, CHAKPACHURIA, P.O. NEW TOWN Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156 by caste Hindu by Profession House wife, 3 Mrs ALOKA GAYEN, Daughter of Late NABAKUMAR MONDAL, ANDUL CORIA, TARDAHA, SONATIKARI, P.O. CHAMPAHATI, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by Profession House wife

Identified by Mr PANKAJ KHAITAN, , Son of Mr DEOKI NANDAN KHAITAN, GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O: PRAFULLA KANAN Thana: Bagulati, 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 20-07-2018 by Mr ABHISHEK MUKHERJEE, AUTHORISED SIGNATORY, GURUKUL HOMES PRIVATE LIMITED (Private Limited Company), 61A, PARK STREET, P.O - PARK STREET P.S:- Park Street, District-Kolkata, West Bengal, India, PIN - 700016

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,274/- (A(1) = Rs 20,260/- , E = Rs 14/-) and Registrar Fees paid by Cash Rs 0/-, by online = Rs 20,274/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2018 7:23PM with Govt. Ref. No 192018190263761451 on 19-07-2018, Amount Rs: 20,274/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RLCSC6 on 19-07-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,01,319/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 96,319/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 50800, Amount: Rs.5 000/-, Date of Purchase 20/07/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2018 7:23PM with Govt. Ref. No 192018190263761451 on 19-07-2018 Amount Rs. 96,319/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RLCSC6 on 19-07-2018, 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

ate of Registration under section 60 and Rule 69.

stered in Book - I

Volume number 1523-2018, Page from 275767 to 275797
being No 152308262 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.07.26 16:32:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-07-2018 4:32:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)