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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 321208

0/905415/16  
 20/07/16  
 13-01

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

M.V. 12, 21, 458/-

✓  
 Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

20 JUL 2016

**DEED OF SALE**

**THIS DEED OF SALE** is made on this 19<sup>th</sup> day of July, Two Thousand and Sixteen in the Christian Era,

BETWEEN

**MD. JAFAR ALI MONDAL** [PAN : ANFPM9010J] son of Late Md. Kabil Mondal, by faith - Muslim, by Occupation - Teaching, by Nationality - Indian, residing at Village + P.O. Malaypur, P.S. Murarai (Eastern Railway), District Birbhum, Pin - 731219, hereinafter called and referred to as the "**VENDOR**" (which

35944

2

sold to.....  
 of.....  
 Rs 100/- (Rupees One Hundred Only)  
**LICENSED STAMP VENDOR**  
**A. K. MUKHERJEE**  
**8, India Exchange Place,**  
**(BASEMENT)**

K. G. Tripathi  
 Advocate  
 High Court Calcutta

30 JUN 2016



Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

20 JUL 2016

Tapas Kumar Bhattacharjee -  
 80 date Niranjana Bhattacharjee  
 BA 152, Sector-I, Salt Lake City.  
 P.O. - Bidhannagar,  
 PS. - North Bidhannagar.  
 Kolkata - 700064.  
 Distt - North 24 Parganas.

P. K. Sanyal  
 20.7.16

( 2 )

expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, executors, successors, nominees, legal representatives, administrators and assigns) of the **ONE PART.**

A N D

**SANTOSH TOWER PRIVATE LIMITED, [PAN : AARCS 5325G]** incorporated under the Companies Act, 1956, having its Registered office at BA - 152, Sector - 1, Salt Lake City, Kolkata - 700 064, P.O. Bidhannagar, P.S. Bidhannagar North, District of North 24 - Parganas, duly represented by **its DIRECTOR : MR. SANTOSH KUMAR JAISWAL**, son of Mr. Chhotelal Jaiswal, by faith - Hindu, by Occupation - Business by Nationality - Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office and assigns) of the **OTHER PART**

WHEREAS, one Sri Madhusudan Roy son of Late Hara Kumar Roy, by virtue of a **Deed of Conveyance dated 6<sup>th</sup> day of June, 1959**, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 66, Pages from 236 to 238, **Being No. 4549 for the year 1959** purchased a plot of land comprised in R. S. Dag No. 417 under R. S. Khatian No. 237 appertaining to Mouza - Mahisbathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas, free from all encumbrances, against valuable consideration recorded therein.

AND WHEREAS, during the period of L. R. Settlement the said Madhusudhan Roy recorded his name in the Records of Rights vide **L.R. Khatian No. 258** and enjoyed the aforesaid landed property peaceably by paying requisite taxes to the Competent Authority regularly.



**Addl. District Sub-Registrar**  
**Bidhannagar, (Salt Lake City)**

**20 JUL 2016**

( 3 )

AND WHEREAS, while in absolute possession and enjoyment of the aforesaid landed property, the said Madhusudhan Roy died intestate on 12-12-1984 leaving behind surviving his wife Prativa Roy and 2 (two) sons namely Tarak Roy and Shyamsundar Roy and 5 (five) daughters namely Lakshmi Sarkar, Sankari Sadhukhan, Parbati Saha, Gouri Majumder and Annapurna Roy as his legal heirs and successors by operation of Hindu Succession Act, 1956 and by virtue of the aforesaid law of inheritance and devolution of property the legal heirs of the Late Madhusudhan Roy inherited the aforesaid landed property in equal shares i.e.  $1/8^{\text{th}}$  un-divided share each.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Landowners sold, conveyed and transferred some portions of the aforesaid landed property part by part from their inherited landed property.

AND WHEREAS, the said Landowners therein while jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Bastu land measuring an area of **13 Chittacks 17 Square Feet**, a little more or less, comprised in R. S. Dag No. 417 under R. S. Khatian No. 237, L. R. Khatian No. 258, appertaining to Mouza - Mahisbathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas sold, conveyed and transferred by virtue of an Indenture of Sale dated 20<sup>th</sup> day of November, 1996 registered in the office of the District Registrar, North 24 - Parganas, Barasat and recorded in Book No. 1, Volume No. 163, Pages 289 to 300, Being No. 8852 for the year 1996 unto and in favour of the Vendor hereto, against valuable consideration recorded therein.



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016

( 4 )

AND WHEREAS, by virtue of the aforesaid outright purchase the Vendor hereto is absolutely seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** Bastu land measuring an area of **13 Chittacks 17 Square Feet**, a little more or less, together with a temporary tiles shed about 100 Sq. Ft. having cement flooring comprised in R. S. Dag No. 417 under R. S. Khatian No. 237, L.R. Khatian No. 258, appertaining to Mouza - Mahisbathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas, free from all encumbrances and possess lawful right to dispose of the same in accordance with his wish and desire.

AND WHEREAS, due to some lawful grounds the Vendor hereto has decided to sell, transfer and convey his aforesaid landed property more fully and particularly described in the Schedule hereunder written and the Purchaser hereto has also desired to purchase the property, hereinafter referred to as the "**Said Property**" for the total consideration of **Rs. 4,18,056/= (Rupees four lakh eighteen thousand and fifty six)** only to which the Vendor hereto had also agreed to and which is considered to be the valuable consideration at this time and with such intention the Vendor entered into an Agreement for Sale dated 3<sup>rd</sup> July, 2013 on certain terms and conditions recorded therein.

AND WHEREAS, the Vendor hereto has represented and declared to the Purchaser as follows: -

- i) That he is the sole owner of the said property and no other person has any interest therein;



**Addl. District Sub-Registrar**  
**Bidhannagar, (Salt Lake City)**

**20 JUL 2016**



( 5 )

- ii) That the Vendor has not made any Agreement with any other person or persons.
- iii) That the Vendor hereto has good marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.
- v) That after purchasing the Schedule Property the Purchaser shall be entitled to mutate its name in the Records of the Local Municipal Authority as well as in the office of the B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendor and/or his legal heirs and successors in any manner.
- vi) That the Vendor shall be liable to pay all outgoings to the Competent Authorities up to the date of handing over physical possession of the Schedule Property to the Purchaser.
- vii) This land does not belong to any Schedule Tribe property and not a Barga property

AND WHEREAS, relying on the representation made by the Vendor, the Purchaser hereto has made full payment of consideration money to the Vendor against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendor hereto has agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchaser.



**Addl. District Sub-Registrar**  
Bidhannagar, (Salt Lake City)

**20 JUL 2016**

( 6 )

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of a sum of **Rs. 4,18,056/= (Rupees four lakh eighteen thousand and fifty six)** only paid by the Purchaser to the Vendor towards the consideration price of **ALL THAT** Bastu land measuring an area of **13 Chittacks 17 Square Feet**, a little more or less, together with a temporary tiles shed about 100 Sq. Ft. having cement flooring comprised in R. S. Dag No. 417 under R. S. Khatian No. 237, L. R. Khatian No. 258, appertaining to Mouza - Mahisbathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas, free from all encumbrances, charges, mortgages, attachments, liens, lispendences etc. and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, reminder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land every part thereof AND all the deeds, pattahs, monuments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messages, trees, plants, structure, if any and every part thereof which now are or may hereafter be the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendors may be procured



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016

( 7 )

the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land hereditaments messuages to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendor and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or person or persons lawfully or equitably claiming as aforesaid further the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchaser as shall or may be reasonably required, the VENDOR further declare that the land hereby sold has not been



**Addl. District Sub-Registrar**  
**Bidhannagar, (Salt Lake City)**

**20 JUL 2016**

( 8 )

previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispendens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendor having good and marketable title, free from all encumbrances deliver peaceful vacant and khas possession of the said land to the Purchaser. If any of the attachments, covenants made hereinbefore by the Vendor is found to be false or any fraud is detected hereafter the Vendor shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Vendor shall be liable to rectify the same at the cost of the Purchaser.

THE VENDOR DOTH HEREY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate free from all encumbrances.
- (2) That the Vendor have good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (3) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016



( 9 )

Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendor.

(4) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

**ALL THAT** Bastu land measuring an area of **13 Chittacks 17 Square Feet**, a little more or less, together with a temporary tiles shed about 100 Sq. Ft. having cement flooring comprised in **R. S. Dag No. 417** under R. S. Khatian No. 237, L. R. Khatian No. 258, appertaining to **Mouza - Mahisbathan**, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex within Registration Jurisdiction ADSR, Bidhannagar (Salt Lake City), Ward No. 28 under



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016

( 10 )

Bidhannagar Municipal Corporation in the District of North 24 - Parganas, free from all encumbrances. A Site Plan of the plot marked with RED Border is annexed herewith which shall be treated as the part of this Deed. Land is nearer to Charaktala Road.

The Land is butted and bounded as follows:

- On the North : By part of R. S. Dag No. 417,  
 On the South : By part R. S. Dag No. 485/564,  
 On the East : By part of R. S. Dag No. 417,  
 On the West : By part of R. S. Dag No. 417.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the Vendors at Kolkata in the presence of :

*Md Jafar Ali Mondal*

[Md. Jafar Ali Mondal]

VENDOR

WITNESSES :

1. Tapan Kumar Bhattacharjee.  
Vill - Noapara, Sonarpur.  
Po. P.S. - Sonarpur.  
Kolkata - 700150  
Dist - South 24 Parganas.
2. Sudipto Tripathi  
AD - 293, Rabindrapally,  
Krishnapur, Kol - 101.

For SANTOSH TOWER PRIVATE LIMITED

*Santosh Kumar Jain*

DIRECTOR

Signed and delivered by the Purchaser at Kolkata in the presence of :

Seal :

PURCHASER

WITNESSES

1. Tapan Kumar Bhattacharjee.
2. Sudipto Tripathi



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)


20 JUL 2016

( 11 )  
MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Purchaser the within mentioned sum of **Rs. 4,18,056/= (Rupees four lakh eighteen thousand and fifty six)** only being the full consideration money as per details given below:

1. By Cash dated 03-07-2013	Rs. 25,000/-
2. By Cash dated 17-07-2013	Rs. 10,000/-
3. By Cash dated 26-11-2013	Rs. 5,000/-
4. By Bank Draft No. 257223 dated 16-07-2016 drawn on SBI, Lake Town Br.	Rs. 3,78,056/-
	Rs. 4,18,056/-

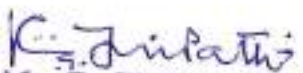
(Rupees four lakh eighteen thousand and fifty six only)

  
[Md. Jafar Ali Mondal]  
VENDOR

WITNESSES :

1. Tapan Kr. Bhattacharjee
2. Sudipto Tripathi

Drafted by :

  
**K. G. TRIPATHI**  
M. Com. LLB.  
ADVOCATE HIGH COURT  
CALCUTTA  
Regn. No.- WB/224/05  
9836041430 / 9007373125



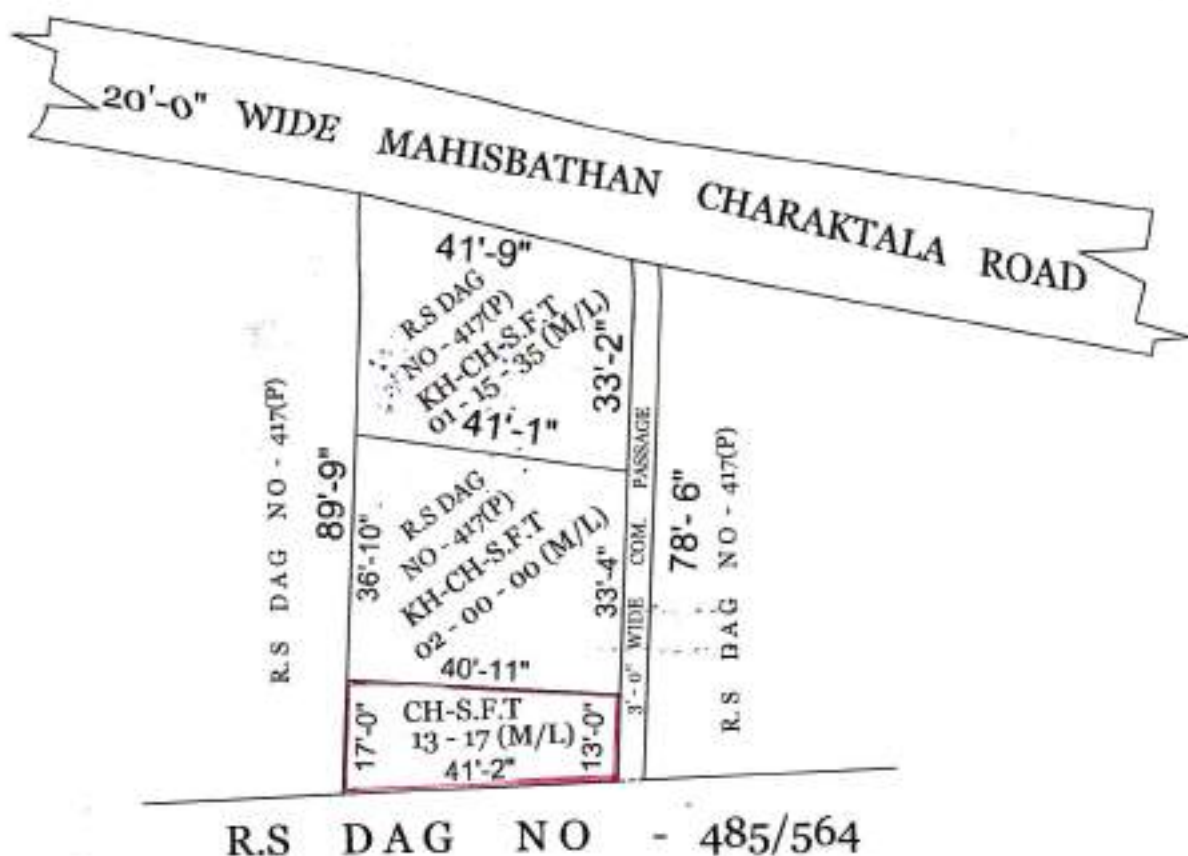
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016

SITE PLAN OF R.S & L.R DAG NO - 417 (P), AT MOUZA - MAHISHBATHAN, J.L NO - 18, R.S NO -203, L.R KH. NO-258, P.S - BIDHANNAGAR ELECTRONIC COMPLEX, DIST -24 PARGANAS (N), KOLKATA - 102, WARD NO - 28, UNDER- BIDHANNAGAR MUNICIPAL CORPORATION. AREA OF PLOT = 00-KH-13-CH-17-S.F.T (M/L) (ASPER PHYSICAL) PURCHASED PLOT SHOWN IN RED BORDER

VENDOR:- JAFAR ALI MONDAL

VENDEE :- SANTOSH TOWER PVT. LTD. SCALE:-1"=20'-0"



*Md Jafar Ali Mondal*  
 \_\_\_\_\_  
 SIG. OF VENDOR

For SANTOSH TOWER PRIVATE LIMITED  
*Santosh Kumar Jain*  
 \_\_\_\_\_  
 DIRECTOR  
 SIG. OF VENDEE

*J. Ali Narayanpur*  
 \_\_\_\_\_  
 COPY BY  
 J. ALI  
 NARAYANPUR  
 KOL-136



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016



Directorate of Registration & Stamp Revenue  
e-Challan

12/07/16

GRN: 19-201617-001394330-1      Payment Mode: Online Payment  
 GRN Date: 18/07/2016 19:00:28      Bank: HDFC Bank  
 BRN: 241778331      BRN Date: 18/07/2016 19:15:11

1264/16

DEPOSITOR'S DETAILS

Id No. : 15040000905415/1/2016  
[Query No./Query Year]

Name : BENCHMARK DEVELOPERS PVT LTD  
 Contact No. :      Mobile No. : +91 9831076248  
 E-mail :  
 Address : BA 152 SECTOR 1 KOLKATA 700064  
 Applicant Name : Mr KRISHNA GOPAL TRIPATHI  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimants  
 Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15040000905415/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	13445
2	15040000905415/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	73307

Total

86752

In Words : Rupees Eighty Six Thousand Seven Hundred Fifty Two only

*Santosh Kumar Daimary*














UNDER RULE 44A OF THE I.R. ACT 1908


L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Md. Jafar Ali Mondal</i>	LH					
	RH					

ATTESTED :- *Md. Jafar Ali Mondal*

 <i>Sanjay Kumar Raina</i>	LH					
	RH					

ATTESTED :- *Sanjay Kumar Raina*

	LH					
	RH					

ATTESTED :-



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JUL 2016



Duplicate

आयुक्त निर्वाचन आयोग

एल.सी.आई.

ELECTION COMMISSION OF INDIA

IDENTITY CARD

FQR1801230



निर्वाचक नाम : मरहू जाफर अली  
 Elector's Name : Mahrul Jafar Ali Mondal  
 पिता/माता का नाम : हायबातुन बिबि  
 Mother's Name : Haybatun Bibi  
 लिंग/Sex : पुरुष / M  
 जन्म तिथि / Date of Birth : XX/XX/1962

Md Jafar Ali Mondal

FQR1801230

पता:  
मुराहल बिरहुम, उत्तर प्रदेस, भारत  
201215

Address:  
MALAYPUR/MUSUMPARA, MALA-1118  
MURAHAL BIRHUM-731215

Date: 28/05/2015  
214-एच/2015 निर्वाचन क्षेत्र 2015  
बिहार 2015  
Facsimile Signature of the  
Registration Officer for  
294-Murara Constituency



ध्यान दें: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।  
नोट: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।  
ध्यान दें: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।  
नोट: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।  
ध्यान दें: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।  
नोट: यदि आप इस कार्ड को खो जाते हैं, तो इसे तुरंत नष्ट कर दें।

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

IDENTITY CARD      WE / 22 / 159 / 402163  
 পরিচয় পত্র




Elector's Name নির্বাচিত ব্যক্তি	Jaswal Santosh জসওয়াল সন্তোষ
Father/Mother/ Husband's Name পিতামাতার/স্বামীর নাম	Chhotelal ছোটলাল
Sex লিঙ্গ	M পু
Age as on 1.1.1995 ১ জানুয়ারি ১৯৯৫ সাল	18 ১৮

*Santosh Kumar Dasgupta*

Address  
31/F, Ramkrishna Samadhi Road, Phoolbagan  
Calcutta.

ঠিকানা  
৩১/এফ রামকৃষ্ণ স্মাধি রোড, ফুলবাগান,  
কলিকাতা।


  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন-নিবন্ধন অফিসার

For 159 - Manikola      Assembly Constituency  
 ১৫৯ - মানিকলা      বিধানসভা নির্বাচনী এলাকা



Place      Calcutta  
 স্থান      কলিকাতা

Date      20.11.95  
 তারিখ      ২০.১১.৯৫



  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** - LLH2761914  
পরিচয় পত্র

**Elector's Name** Tapan Kumar Bhattacharyya  
নির্বাচকের নাম তপন কুমার ভট্টাচার্য্য

**Father's Name** Niranjan  
পিতার নাম নিরঞ্জন

**Sex** M  
লিঙ্গ পু

**Age as on 1.1.2001** 44  
১.১.২০০১-এ বয়স ৪৪

*Tapan K. Bhattacharjee*

**Address**  
Uttar Paschim Noya Para 15 Sonarpur  
South 24 - Parganas 743369

ঠিকানা  
উত্তর পশ্চিম নোয়া পাড়া ১৫ সোনারপুর পশ্চিম ২৪  
পরিগণনা ৭৪৩৩৬৯



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

**For 109-Sonarpur(SC)**  
Assembly Constituency  
১০৯-সোনারপুর(সসস)  
বিধানসভা নির্বাচন কেন্দ্র



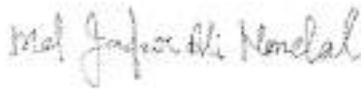
Place South 24 - Parganas  
স্থান: পশ্চিম ২৪ পরিগণনা



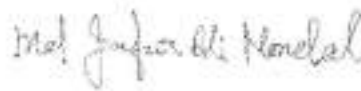
Date: 08.02.2007



### Seller, Buyer and Property Details

#### A. Seller & Buyer Details



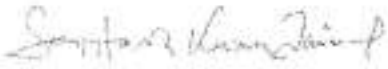
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Md JAFAR ALI MONDAL            Son of Late MD KABIL MONDAL            VILL. MALAYPUR, P.O. - MALAYPUR, P.S. -            Murarai, District:-Birbhum, West Bengal, India,            PIN - 731219</p>	 20/07/2016 1:12:43 PM	 LTI 20/07/2016 1:12:51 PM
		 20/07/2016 1:13:14 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Md JAFAR ALI MONDAL            Son of Late MD KABIL MONDAL            VILL. MALAYPUR, P.O. - MALAYPUR, P.S. -            Murarai, District:-Birbhum, West Bengal, India,            PIN - 731219 Sex: Male, By Caste: Muslim,            Occupation: Service, Citizen of: India, PAN No            ANFPM9010J.; Status : Individual; Date of            Execution : 19/07/2016; Date of Admission :            20/07/2016. Place of Admission of Execution :            Office</p>	 20/07/2016 1:12:43 PM	 LTI 20/07/2016 1:12:51 PM
		 20/07/2016 1:13:14 PM	

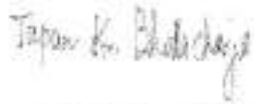






Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	SANTOSH TOWER PRIVATE LIMITED BA-152, SECTOR -I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AARCS5325G.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr SANTOSH KUMAR JAISWAL BA-152, SECTOR - I, SALT LAKE CITY, P.O.- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 19/07/2016; Date of Admission : 20/07/2016; Place of Admission of Execution : Office	 20/07/2016 1:13:23 PM	 LTI 20/07/2016 1:13:30 PM
		 20/07/2016 1:13:48 PM	

## B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TAPAN KUMAR BHATTACHARJEE Son of Late NIRANJAN BHATTACHARJEE BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,	Md JAFAR ALI MONDAL, Mr SANTOSH KUMAR JAISWAL	 20/07/2016 1:14:12 PM

## C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan	LR Plot No:- 417 LR Khatian No:- 2371	13 Chatak 17 Sq Ft	4,00,000/-	11,91,458/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 20 Ft., Adjacent to Metal Road.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	18,056/-	30,000/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	KRISHNA GOPAL TRIPATHI
Address	AD-293, RABINDRAPALLY, KRISHNAPUR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



## Office of the A.D.S.R. BIDHAN NAGAR, District North 24 Parganas

Endorsement For Deed Number : I - 150401264 / 2016

Query No/Year	15040000905415/2016	Serial no/Year	1504001240 / 2016
Deed No/Year	I - 150401264 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Md JAFAR ALI MONDAL	Presented At	Office
Date of Execution	19-07-2018	Date of Presentation	20-07-2018

## Remarks

On 20/07/2016

## 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 13,445/- ( A(1) = Rs 13,431/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,445/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 13,445/- is paid, by online on 18/07/2016 7:15PM with Govt. Ref. No. 192016170013943301 on 18-07-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 241778331 on 18/07/2016, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,307/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 73,307/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 73,307/- is paid, by online on 18/07/2016 7:15PM with Govt. Ref. No. 192016170013943301 on 18-07-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 241778331 on 18/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:04 hrs on : 20/07/2016, at the Office of the A.D.S.R. BIDHAN NAGAR by Md JAFAR ALI MONDAL Executant.

## 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 12,21,458/-

## Admission of Execution ( Under Section 56, W.B. Registration Rules, 1962 )

Execution is admitted on 20/07/2016 by

Md JAFAR ALI MONDAL, Son of Late MD KABIL MONDAL, VILL. MALAYPUR, P.O: MALAYPUR, Thana Murarai, Birbhum WEST BENGAL, India, PIN - 731219, By caste Muslim, By Profession Service



Identified by Mr TAPAN KUMAR BHATTACHARJEE, Son of Late NIRANJAN BHATTACHARJEE, BA-152, SECTOR - I, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India. PIN - 700064, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 20/07/2016 by

Mr SANTOSH KUMAR JAISWAL DIRECTOR, SANTOSH TOWER PRIVATE LIMITED, BA-152, SECTOR -I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 Mr SANTOSH KUMAR JAISWAL, Son of Mr CHHOTELAL JAISWAL, BA-152, SECTOR - I, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, Pin - 700064 . By caste Hindu, By profession Business

Identified by Mr TAPAN KUMAR BHATTACHARJEE, Son of Late NIRANJAN BHATTACHARJEE, BA-152, SECTOR - I, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Retired Person

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 73,307/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 73,307/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 35944, Purchased on 30/06/2016, Vendor named A K MUKHERJEE.

(Goutam Sinha Roy)

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







Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1504-2016, Page from 45409 to 45432  
being No 150401264 for the year 2016.



Digitally signed by GAUTAM SINHA RAY  
Date: 2016.07.21 12:30:19 +05:30  
Reason: Digital Signing of Deed.

*Roy*

(Goutam Sinha Roy) 21-07-2016 12:30:18  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

*Pink  
27.12.16*