

1896/17

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 908926

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 3/23/17

Certified that the document is admitted
 to registration. The signature shown/s and
 the acknowledgment shown attached with this
 document are the part of this document

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 Mr. D. B. B. Registrar
 District, South West Bengal

24 MAR 2017

537
 WC-186

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 9th day of March, 2017 (Two
 Thousand and Seventeen) A.D.

BETWEEN

Serial.....1847.....Date.....09-03-2017
Name.....Subhanker Sarkar Adv.
Address.....Alipore Judge Court Kal-27.
Rs.....100/-

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

A. K. Purkayastha



1847
13/11

Mushkan Infra Properties Pvt. Ltd.

A. K. Purkayastha

Director



1847
13/12

Snigetha Ghosh

Signature.....
09 MAR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Fatick Das
s/o. Lt. B. R. Das
Alipore Police Court
Kal-27

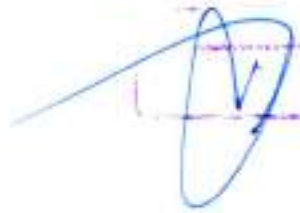
SMT. SNIGDHA GHOSH, (PAN: AGOPG8619B) wife of Sri Biswajit Ghosh and daughter of Late Pramatha Nath Ghosh, by faith-Hindu, Nationality-Indian, by occupation-Housewife, residing at 9, Lansdowne Terrace, 3rd Floor, Post Office-Kalighat, Police Station-Lake, Kolkata-700026, District-South 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes her heirs, executors, legal representatives and assigns) of the **ONE PART**.

A N D

MUSHKAN INFRA PROPERTIES PRIVATE LIMITED, (PAN : AAGCM9934Q), a company incorporated under the provisions of the Companies Act, 1956, having its registered Office at "Martin Burn Building" Room No. 7, at Premises No. 1, R.N Mukherjee Road, Post Office.: GPO, Police Station- Hare Street, Kolkata- 700001, represented by its one of the Directors- **SRI ANMOL BHALOTIA, (PAN : CCGPB0230D)** son of Sri Jaydeep Bhalotia, by faith-Hindu, by occupation-Business, residing at Flat No. 5A, 5th Floor, 16A Deshpran Sasmal Road, Post Office-Tollygunge, Police Station- Charu Market, Kolkata- 700033, hereinafter called and referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Partition dated 27.02.1950, corresponding to 15th day of Falgun, 1356 B.S. one Gour Chandra Banerjee, son of late Khetra Chandra Banerjee acquired right, title and interest over the properties mentioned in Schedule "Kha" therein, including **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatlerjee First Lane, Calcutta. The said Deed was registered at the office of Sub-Registrar at Alipore and entered in Book No. I, Volume No. 18, Page Nos. 163 to 173, Being No. 750 for the year 1950.

ADOL. DIST. SUB-REGISTRAR
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Signature.....



AND WHEREAS while the said Gour Chandra Banerjee, who was a Hindu Governed by the Dayabhaga School of Hindu Law, was enjoying his aforesaid properties as an absolute Owner without any interference or intervention of others, died intestate on or about 28th day of February 1952, leaving behind his two sons- Shambhu Chandra Banerjee and Santosh Kumar Banerjee as his heirs and after the demise of Gour Chandra Banerjee, his entire properties devolved upon his two sons Shambhu Chandra Banerjee and Santosh Kumar Banerjee inter-alia the said Premises No. 58A, Nepal Bhatteejee First Lane according to law.

AND WHEREAS while said Shambhu Chandra Banerjee and Santosh Kumar Banerjee were absolutely seized and possessed Municipal Premises No. 58A, Nepal Bhatteejee First Lane jointly, by virtue of a Deed of Conveyance dated 16.08.1973, sold , transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Calcutta unto and in favour of Smt. Gita Mukherjee, wife of Ajit Kumar Mukherjee of 12/1A, Nepal Bhatteejee Street, Police Station-Bhowanipur, Kolkata-700026. The said Deed was registered at the office of District Sub-Registrar at Alipore and entered in Book No. I, Volume No. 136, Being No. 4490 for the year 1973.

AND WHEREAS after the purchase as aforesaid, while the said Smt. Gita Mukherjee was seized and possessed of the same as Owner, by virtue of a registered Deed of Conveyance dated 26th day of September, 1980, sold transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 (three] Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same-or a little more or less, whereupon two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, unto and in favour of Mrs. Supriya Ghosh. The said Deed was registered at the office of Registrar of Assurance, Calcutta and recorded in Book No. I,

ADOL. DIST. SUB-REGISTRAR
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Signature: 



Volume No. 247, Pages from 119 to 128, Being No. 5614 for the year 1980.

AND WHEREAS after the purchase as aforesaid Smt. Supriya Ghosh, got her name mutated in respect of Municipal Premises No. 58A, Nepal Bhatteejee First Lane, in the municipal records of the Kolkata Municipal Corporation, under Assessee No. 11-083-24-0026-9 and enjoying the same by paying taxes and outgoing to the appropriate authority.

AND WHEREAS the Municipal Premises No. 58A, Nepal Bhatteejee First Lane was fully occupied by tenants and the building is very old and dilapidated.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 10.03.2010, the said Smt. Supriya Ghosh gifted **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon two storied old dilapidated building standing thereon fully occupied by the tenants, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 83, unto and in favour of her daughter Smt. Snigdha Ghosh, the present Vendor herein. . The said Deed was registered in the Office of Additional District Sub Registrar at Alipore and recorded in Book No. I, C.D. Volume No. 8, Pages from 1249 to 1260, Being No. 01689 for the year 2010.

AND WHEREAS after the purchase as aforesaid, Smt. Snigdha Ghosh, got her name mutated in respect of Municipal Premises No. 58A, Nepal Bhatteejee First Lane, in the records of the Kolkata Municipal Corporation, under Assessee No. 11-083-24-0026-9 and enjoying the same through tenants and by paying taxes and outgoing to the appropriate authority.

AND WHEREAS the present Vendor is the Owner and absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon two storied old dilapidated

ADDITIONAL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
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building standing thereon fully occupied by tenants, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, District-South 24 Parganas together with all right of easements, common facilities and amenities annexed thereto, which has specifically been described in the **SCHEDULE "A"** hereunder and hereinafter referred to as the "**Said Property**" through tenants.

AND WHEREAS the particulars of the tenants occupied the said property, which has specifically been described in the **SCHEDULE-"B"** hereunder and hereinafter referred to as the "**Said Tenants**"

AND WHEREAS the present Vendor declared to sell the said property as is where basis to the intending buyer/s including liability of the tenants.

AND WHEREAS being aware of such intention of the Vendor, the Purchaser contacted the Vendor for purchasing the said property. The Purchaser after being fully satisfied with the title of the said property and other relevant papers and documents, agreed to purchase the said property from the Vendor.

AND WHEREAS after settlement of all the terms, the Vendor agreed to sell the said property to the Purchaser and the price for the said property has been settled at a total sum of Rs. 70,00,000/- (Rupees seventy Lac) only.

AND WHEREAS at the time of negotiation, the Vendor does hereby assured, represented and covenant with the Purchaser as follows:-

- a. The Vendor as Owner hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said property mentioned in the **SCHEDULE-"A"** hereunder.
- b. Save and except the Vendor, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said property.

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- c. The Vendor has mutata her name in the records of the Kolkata Municipal Corporation.
 - d. The Vendor does not hold any excess vacant land within the meaning or the Urban Land (Ceiling and Regulation) Act, 1976.
 - e. The Vendor has not entered into any agreement for sale and/or development or any other agreement or executed Power of Attorney whatsoever or howsoever in respect of the said property.
 - f. The Vendor has good, clear and marketable title in respect of the said property.
 - g. The property is free from all encumbrances, lien, lispensens etc.
 - h. The Vendor has not sold transfer and assigns the said property or made any agreement in favour of third party.
 - i. The said property is fully occupied by the Tenants, which has been specifically described in the **SCHEDULE-"B"** hereunder.
 - j. There is no legal bar or impediments restraining the Vendor from selling, transferring and/or dealing with disposing off the said property.
 - k. There is no case or suit pending before any competent court of law in respect of the said property or part of it.
 - l. The said property is not subject to any notice or acquisition or requisition.
1. **NOW THIS INDENTURE WITNESSETH** :- That in pursuance of the negotiation and in consideration of the said sum of Rs. 70,00,000/- (Rupees Seventy Lac) only paid by the Purchaser to the Vendor on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Vendor as per memorandum of Consideration appended hereunder, the Vendor doth hereby grant, sale, convey, transfer, assign and assure the said property unto the Purchaser) the said property morefully and particularly described in **SCHEDULE "A"** hereunder written **TOGETHER WITH** all homestead, trees, water-course, lights, liberties, privileges and easements whatsoever to the said property hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment

ADOL. DIST. SUB-REGISTRAR
ALYPORE, SOUTH 24 PGS.
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thereto **OR HOWSOEVER OTHERWISE** the said land hereditaments and property now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** all erections walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS** of and from the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or intended so to be **AND ALSO** to the production of **ANY OTHERS ORIGINAL DEEDS PATAHS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE** whatsoever relating to or concerning the same or any part thereof, save and except already handed over to the purchaser under a separate receipt, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Vendor or of any person or persons from whom the Vendor can or procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other impediments whatsoever to alter defeat encumber or make void the same.

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ALIPORE, SOUTH 24 PGS.

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Signature.....



2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:-
- i. By virtue of gift, the present Vendor become the absolute owner of the said property and the Vendor has the sole right, full power and absolute authority to grant, sell, convey, transfer, and assure the said property unto the Purchaser.
 - ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Vendor made done executed occasioned or suffered to the contrary, the Vendor is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
 - iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Vendor.
 - iv. The said property hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates rights title leases mortgages charges trusts wakfs, debutters attachments lispdens claims and demands whatsoever created or made by the Vendor or her Predecessor-in-title or any person or persons claiming through under or in trust for the Vendor or any of his predecessor-in-title.
 - v. The Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereditaments and property hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to

ADDL. DIST. SUPR. REGISTRAR
MADHRAJ, DIST. UTTAR PRADESH
09 MAR 2017
Signature



the use of the Purchaser in manner aforesaid as shall or may be reasonably required,

- vi. Simultaneously on the execution of this Deed, the Vendor has handed over possession of the part of the said property in favour of the Purchaser and the Purchaser shall acknowledge the receipt of the same.
- vii. The Vendor shall help and assist in mutating the name of the Purchaser in records of the Kolkata Municipal Corporation and other authorities.
- viii. The said property is fully occupied by the Tenants particular of which are set-forth in the **SCHEDULE-"B"** hereunder. The Purchaser shall have liberty to initiate legal proceedings against the tenants including eviction there from and collection of the rent from the tenants.

3. **THE PURCHASER DO HEREBY COVENANT WITH THE VENDOR** as follows :-

- i) The Purchaser has inspected the said property and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all taxes, impositions and all other outgoings in connection with the said property.
- iii) The Purchaser has received part possession of the said property.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the property)

ALL THAT piece and parcel of Bastu land measuring 3 (three) Cottahs, 6 (six) Chittacks and 38 (thirty eight) Square Feet, be the same or a little more or less, together with two storied 80 years old fully tenanted and dilapidated building standing thereon out of which the ground floor is measuring an area of 750 square feet more or less and first floor is measuring an area of 650 square feet more or less, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee

REGISTRAR
09 MAR 2017
Signature

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First Lane, Police Station-Bhowanipur, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, District Sub Registration Office at Alipore, Additional District Sub Registration at Behala, District-South 24 Parganas together with all right of easements common facilities and amenities annexed thereto, which is butted and bounded:-

ON THE NORTH BY : By common wall and Premises No. 12/1A, Nepal Bhattachajree Street and Jora Shiva Temple;

ON THE SOUTH BY : By 57A, Nepal Bhattacharjee First Lane;

ON THE EAST BY : By Dharmadas Trust Model School;

ON THE WEST BY : By Nepal Bhattacharjee First Lane;

The said property hereby sold is delineated with "**Red**" border in the annexed Map or Plan and the Map or Plan should be treated as part of the Deed.

THE SCHEDULE "B" ABOVE REFERRED TO
(Particular of the tenants)

1. Goutam Kumar Ganguly is a Tenant in respect of one bed room with common bath and privy eastern side (back side) of the ground floor of the building of the premises at a monthly rental of Rs. 80/- per month.
2. B. Dasgupta is a Tenant in respect of three bed rooms with bath and privy western side (front side) of the ground floor of the building of the premises at a monthly rental of Rs. 150/- per month.
3. Nanda Dulal Bose is a Tenant in respect of two bed rooms with common bath and privy eastern side (back side) of the first floor of the building of the premises at a monthly rental of Rs. 100/- per month.
4. Santosh Kumar Ghosh is a Tenant in respect of three bed rooms with bath and privy western side (front side) of the first floor of the building of the premises at a monthly rental of Rs. 200/- per month.

ADOL. DIST. SUB-REGISTRAR
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Signature



IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of :-

WITNESSES :-

1. Chandon Kr. Mishra.
Sto. S. K. Mishra.
H. D. P. S. Road.
Kolkata - 700033.

Snigdha Ghosh

Signature of the **VENDOR**

2. Raja, Malick
398, Kalighat Road
KOL - 26

Mushkan Infra Properties Pvt. Ltd.

A. Bhattacharya

Director

Signature of the **PURCHASER**

1914 24 905.
1914 24 905.
09 MAR 2017
Signature



MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs. 70,00,000/- (Rupees Seventy Lac) only as fully and final consideration from the above named Purchaser in respect of said property mentioned in **SCHEDULE** hereinabove as per memo below:-

Particulars of the Consideration	Amount (Rs.)
By Draft No.004136, dated 09.03.2017 drawn on Axis Bank Ltd.	69,30,000/-
TDS	70,000/-
TOTAL AMOUNT	Rs. 70,00,000/-
	-

(Rupees Seventy Lac) only.

WITNESSES:

1. Chandan K. Mishra.

Snigdha Ghosh
Signature of the **VENDOR**

2. *Raja Mallick*
398, Kalighat Road
KOL-26

**Drafted by and Prepared
in the Office of :**

Subhankar Sarkar
Subhankar Sarkar

Advocate

Enrolment No. WB/205/1997

Alipore Judges' Court, Kolkata : 27.

ADL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
09 MAR 2017
Signature



Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Sni

Name

Signature Sni Gosh

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

A.

Name

Signature A. Ghosh

Thumb 1st finger middle finger ring finger small finger

<p>PHOTO</p>	left hand					
	right hand					

Name

Signature



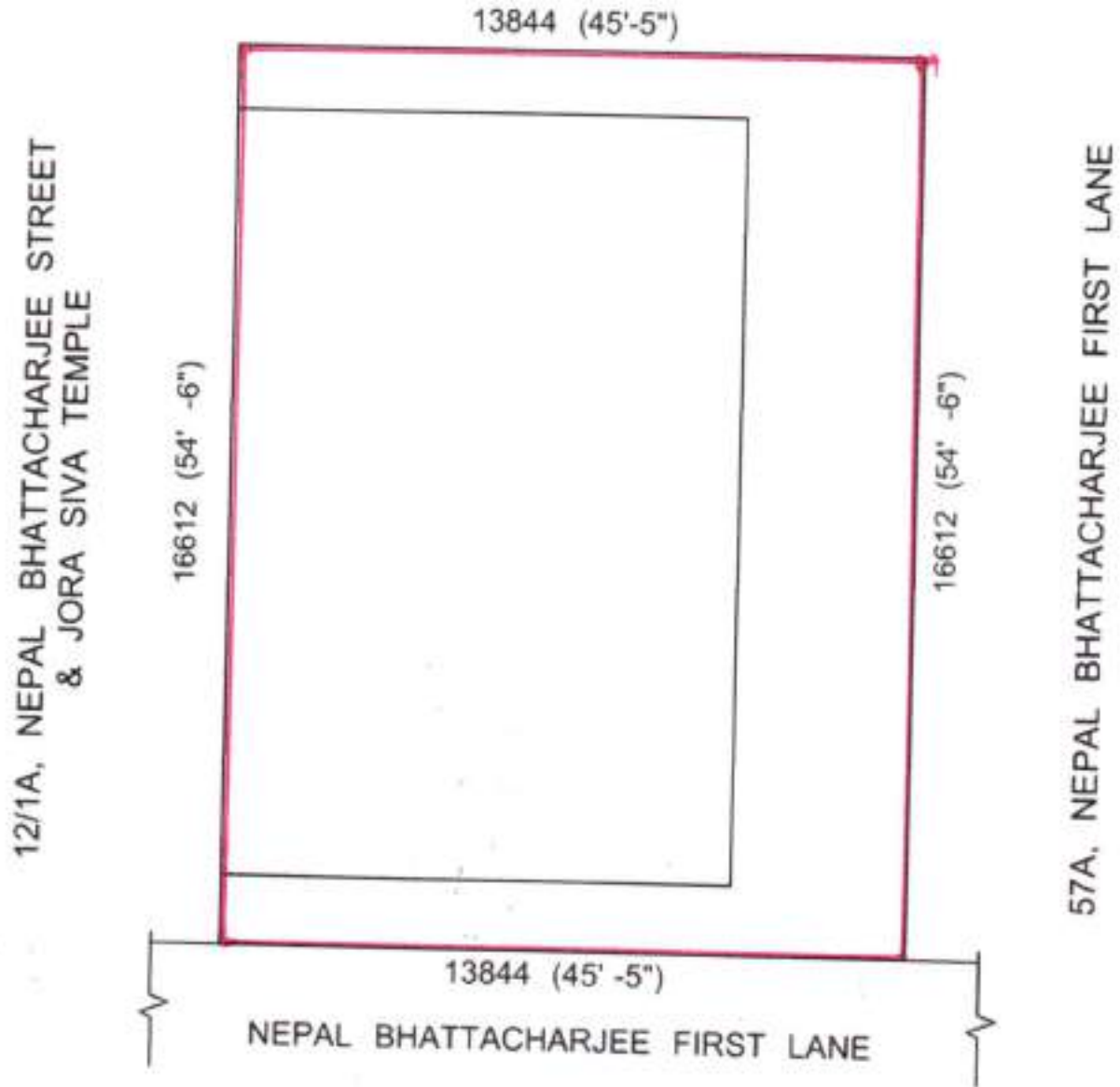
Signature.....
09 MAR 2017
ADDL. DIST. SUB-REGISTRAR
BANGLORE, SOUTH 24 PGS.

SITE PLAN IN RESPECT OF PREMISES NO. -58A, NEPAL
BHATTACHARJEE FIRST LANE, WARD NO.-83, P.S.- KALIGHAT, UNDER K.M.C.
KOLKATA- 700 026, DIST.- 24 PARGANAS (SOUTH)

SCALE- 1:200

TOTAL AREA OF LAND= 3KT. -6CH. -38SFT
GROUND FLOOR AREA = 750 SFT.
FIRST FLOOR AREA = 650 SFT.
SHOWN IN RED BORDER

DHARAMADAS TRUST MODEL SCHOOL



Mushkan Infra Properties Pvt, Ltd.

Ankur Chakrabarti

Director

SIGNATURE

Snigdha Ghosh

SIGNATURE



Signature.....

09 MAR 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.






Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050000312313/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SNIGDHA GHOSH 9, Lansdowne Terrace , Third Floor., P.O:- Kalighat, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Seller			<i>Snigdha Ghosh</i> 9/3/17
2	Mr ANMOL BHALOTIA 16A, Deshpriya Sasmal Road, 5th Floor, Flat No. 5A., P.O:- Tollygunge, P.S:- Charu Market, District:-South 24- Parganas, West Bengal, India, PIN - 700033	Represent ative of Buyer [MUSHKA N INFRA PROPER TIES PRIVATE LIMITED]			<i>A Bhalotia</i> 9/3/17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr FATICK DAS Son of Late B R Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Smt SNIGDHA GHOSH, Mr ANMOL BHALOTIA		<i>Fatick Das</i> 9/3/17	

(Amitava Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ALIPORE



South 24-Parganas, West
Bengal



Anmol Bhalotia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SNIGDHA GHOSH
PROMOTHA NATH GHOSH
16/12/1958
 Permanent Account Number
AGOPG8619B
Snigdha Ghosh
 Signature





Snigdha Ghosh

आयकर विभाग, एन.ए. रोड, मुंबई-४०० ००१, महाराष्ट्र
 आयकर सेवा केंद्र, मुंबई-४०० ००१, महाराष्ट्र
 ५ वीं मंजिल, नवी इलेक्ट्रॉनिक सिटी, मुंबई-४०० ००१, महाराष्ट्र
 शोभा कॉलोनी, टी.टी.के. रोड, मुंबई-४०० ००१, महाराष्ट्र
 फोन - ४११ ०१६

If only read in Hindi / Assamese's last name is given
 Please refer / refer to
 Income Tax PAN Services Unit, NSDC
 5th Floor, Market Street
 Plot No. 241/8 Survey No. 59711
 Model Colony, Near Deep Bridge on Chowk,
 Pune - 411 016

Tel: 01-20-27211340, Fax: 0120-27213051
 e-mail: taxpan@nsdc.gov.in

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

GRN: 19-201617-005091488-2 Payment Mode Counter Payment
GRN Date: 15/03/2017 15:42:42 Bank : AXIS Bank

DEPOSITOR'S DETAILS

Id No. : 16050000312313/3/2017

(Query No./Query Year)

Name : ANMOL BHALOTIA
Contact No. : Mobile No. : +91 9804567813
E-mail :
Address : 16A DESHPRAN SASMAL ROAD KOL 33
Applicant Name : Mr ANMOL BHALOTIA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000312313/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	16453
2	16050000312313/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	115173
Total				131626

In Words : Rupees One Lakh Thirty One Thousand Six Hundred Twenty Six only.

Received copy for payment.



Reinash
20/03/2017

Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 22/03/2017 (banking hours). This challan form shall be invalid 22/03/2017

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

GRN: 19-201617-004955420-2 Payment Mode: Counter Payment
GRN Date: 08/03/2017 13:05:22 Bank: AXIS Bank
BRN: 25508032017SST771746789 BRN Date: 08/03/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050000312313/1/2017

(Query No./Query Year)

Name : muskan infra proprtles pvt. ltd.
Contact No. : Mobile No. : +91 9804567813
E-mail :
Address : 1, R.N. Mukherjee Road, Kolkata-700001
Applicant Name : Mr ANMOL BHALOTIA
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	16050000312313/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	98605
2	16050000312313/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	690154

Total

788759

In Words : Rupees Seven Lakh Eighty Eight Thousand Seven Hundred Fifty Nine only

Major Information of the Deed

Deed No :	I-1605-01685/2017	Date of Registration	24/03/2017
Query No / Year	1605-0000312313/2017	Office where deed is registered	
Query Date	08/03/2017 12:57:56 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANMOL BHALOTIA 16A, Deshpran Sasmal Road, Thana : Charu Market, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9804567913, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 1,15,04,389/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,05,427/- (Article:23)	Rs. 1,15,058/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: NEPAL BHATTACHARJEE 1st LANE, Premises No. 58A, Ward No: 83

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 6 Chatak 38 Sq Ft	67,50,000/-	1,09,68,889/-	Property is on Road
Grand Total :					5.6558Dec	67,50,000 /-	109,68,889 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	2,50,000/-	5,35,500/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	2,50,000 /-	5,35,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt SNIGDHA GHOSH Wife of Mr Biswajit Ghosh 9, Lansdowne Terrace , Third Floor., P.O:- Kalighat, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AGOPG8619B Status :Individual, Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 09/03/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MUSHKAN INFRA PROPERTIES PRIVATE LIMITED Martin Burn Building Room No. 7, At 1, R.N. Mukher, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No.:AAGCM9934QStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANMOL BHALOTIA (Presentant) Son of Jaydeep Bhalotia 16A, Deshpran Sasmal Road, 5th Floor, Flat No. 5A., P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:CCGPB0230D Status : Representative, Representative of : MUSHKAN INFRA PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mr FATICK DAS Son of Late B R Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt SNIGDHA GHOSH, Mr ANMOL BHALOTIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SNIGDHA GHOSH	MUSHKAN INFRA PROPERTIES PRIVATE LIMITED-5.65583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SNIGDHA GHOSH	MUSHKAN INFRA PROPERTIES PRIVATE LIMITED-1400 Sq Ft

Endorsement For Deed Number : I - 160501685 / 2017

On 09-03-2017

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

Presented for registration at 17:30 hrs on 09-03-2017, at the Private residence by Mr ANMOL BHALOTIA ,

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 1,15,04,389/-

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

Execution is admitted on 09/03/2017 by Smt SNIGDHA GHOSH, Wife of Mr Biswajit Ghosh, 9, Lansdowne Terrace, Third Floor., P.O: Kalighat, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr FATICK DAS, , Son of Late B R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-03-2017 by Mr ANMOL BHALOTIA, Director, MUSHKAN INFRA PROPERTIES PRIVATE LIMITED, Martin Burn Building Room No. 7, At 1, R.N. Mukher, P.O:- G P O, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr FATICK DAS, , Son of Late B R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Amitava Chanda**

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 14-03-2017**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,15,058/- (A(1) = Rs 1,15,044/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 98,605/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2017 12:00AM with Govt. Ref. No: 192016170049554202 on 08-03-2017, Amount Rs: 98,605/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 25508032017SST7717467897 on 09-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,05,327/- and Stamp Duty paid by by online = Rs 6,90,154/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2017 12:00AM with Govt. Ref. No: 192016170049554202 on 08-03-2017, Amount Rs: 6,90,154/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 25508032017SST7717467897 on 09-03-2017, Head of Account 0030-02-103-003-02

**Amitava Chanda**

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 22-03-2017**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,15,058/- (A(1) = Rs 1,15,044/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 16,453/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2017 12:00AM with Govt. Ref. No: 192016170050914882 on 15-03-2017, Amount Rs: 16,453/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 25520032017SST9788718257 on 21-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,05,327/- and Stamp Duty paid by online = Rs 1,15,173/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2017 12:00AM with Govt. Ref. No: 192016170050914882 on 15-03-2017, Amount Rs: 1,15,173/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 25520032017SST9788718257 on 21-03-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 24-03-2017**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. 8,05,327/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1847, Amount: Rs.100/-, Date of Purchase: 09/03/2017, Vendor name: A K Purokayastha



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 42303 to 42328

being No 160501685 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.03.27 11:39:31 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 27-03-2017 11:39:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
